PLAN CORRECTIONS REPORT (PB20-0402)

PLAN ADDRESS: 880 71 St
Miami Beach, FL 33141

PARCEL: 0232100130190

APPLICATION DATE: 10/08/2020

SQUARE FEET: 0

DESCRIPTION: Approval of new mixed use development

EXPIRATION DATE:

VALUATION: $0.00

CONTACTS	Name	Company	Address
Applicant	ETHAN WASSERMAN	Greenberg Traurig, PA	333 Se 2Nd Ave 4400 Miami, FL 33131
	Devon Vickers		333 Se 2Nd Avenue Av #4100 Miami, FL 33131
	Mary Gonzalez	Greenberg Traurig	333 Se 2Nd Ave 4400 Miami, FL 33131
Owner	RUSSEL GALBUT		
	Matis Cohen	KP	1193 71 St Miami Beach, FL 33141

Plan Review **Version: 1** **Date Received: 10/20/2020** **Date Completed: 10/28/2020**

1. Planning Department Review - Pass — Michael Belush Ph: email: MichaelBelush@miamibeachfl.gov

Comments:

Project may proceed to December 14th Planning Board, provided that the missing information noted by Rogelio Madan is submitted by November 3rd.

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2. Planning Department Review - Fail — Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov

Comments:

4. Plans: Indicate that the site is located in “Parking District No. 4” on page 3. **Please refer to Page 3 (Zoning Data Summary) of the Arch. Plans Volume 2.**

1. LOI: include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code. **Provided in Section V of the Letter of Intent.**

3. LOI: clarify if the project is going to retain or request any waivers and variances. **Provided in Section VI of the Letter of Intent.**

6. FAR: In Order to have 2.0 FAR in the CD-2 district the project must have more than 25 percent of the total area of a building is used for residential or hotel units; indicate compliance with this requirement on plans. **Please refer to Page 4 (Program Areas) of the Arch. Plans Volume 2.**

General Correction

2. LOI: In addition to the 50,0000 SF CUP criteria provided, respond to standard CUP review criteria per section 118-192 (a) of the City Code. **Provided in Section III(a) of the Letter of Intent.**

These comments have been provided as a preliminary review of outstanding issues and are subject to additions and/or deletions pending further review before the meeting date and during building permit review. These comments do not constitute final zoning comments or final zoning approval of the project.

Please provide the above information for Final submittal (CSS and Paper) by October 23, 2020 before 12:00 pm. Provide a narrative and label electronic files as: ‘MM-DD-YYYY Document Name’.

The official application is what is submitted in CSS and is the responsibility of the applicant to upload accurate information and the electronic files coordinates with the paper submittal.

Paper submittal: submit original set (original application, letter of intent, survey, plans, color photographs and any other applicable items); 14 copies (collated sets) and the CD with the proper format (please see attached), attention to: Victor Nunez.

Please do not provide the checklist, comments, or comment replies, or copy the mailing labels for the 14 paper copies but provide a separate response sheet with the originals and in the CSS at final submittal.

Staff will review this Final submission and issue a notice to proceed on October 27, 2020. The final fees will be due by October 29, 2020.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

7. Provide a narrative response to comments. **Provided.**

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3. Planning Admin Review - Pass — Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information

FILE NUMBER

PB

◯ **Board of Adjustment**	◯ **Design Review Board**
☐ Variance from a provision of the Land Development Regulations	☐ Design review approval
☐ Appeal of an administrative decision	☐ Variance
◉ **Planning Board**	◯ **Historic Preservation Board**
■ Conditional use permit	☐ Certificate of Appropriateness for design
☐ Lot split approval	☐ Certificate of Appropriateness for demolition
☐ Amendment to the Land Development Regulations or zoning map	☐ Historic district/site designation
☐ Amendment to the Comprehensive Plan or future land use map	☐ Variance

☐ **Other:**

Property Information – Please attach Legal Description as "Exhibit A"

ADDRESS OF PROPERTY

880 71 STREET

FOLIO NUMBER(S)

02-3210-013-0190

Property Owner Information

PROPERTY OWNER NAME

BAY DR. LLC; KG NORMANDY LLC

ADDRESS	CITY	STATE	ZIPCODE
1193 71 Street	Miami	FL	33141

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS

Applicant Information (if different than owner)

APPLICANT NAME

ADDRESS	CITY	STATE	ZIPCODE

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS

Summary of Request

PROVIDE A BRIEF SCOPE OF REQUEST

Approval of new, mixed use development at the above-referenced property. Letter of Intent enclosed.

Project Information			
Is there an existing building(s) on the site?	☐ Yes	☐ No	
Does the project include interior or exterior demolition?	☐ Yes	☒ No	
Provide the total floor area of the new construction.		38,823	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.

Party responsible for project design				
NAME Built Form Architecture		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other_____		
ADDRESS		CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS		

Authorized Representative(s) Information (if applicable)				
NAME Ethan B. Wasserman		☒ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS Greenberg Traurig, P.A. 333 SE 2 Avenue, Suite 4100		CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE 305-579-0784	CELL PHONE	EMAIL ADDRESS wassermane@gtlaw.com		
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS		CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS		
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS		CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS		

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".

- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.

- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.

- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by: ☐ Owner of the subject property ■ Authorized representative

SIGNATURE

Matis Cohen (Manager of BAY DR. LLC)

PRINT NAME

DATE SIGNED

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".

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- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

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The aforementioned is acknowledged by: ☐ Owner of the subject property ■ Authorized representative

SIGNATURE

Russell W Galbut (VP of KG Normandy LLC

PRINT NAME

10/08/2020

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

_____
SIGNATURE

Sworn to and subscribed before me this _____ day of _____ , 20_____. The foregoing instrument was acknowledged before me by _____ , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

_____
NOTARY PUBLIC

My Commission Expires: _____

_____
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF _____

COUNTY OF _____

I, Matis Cohen, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of BAY DR. LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

_____
SIGNATURE

Sworn to and subscribed before me this 8 day of October , 2020. The foregoing instrument was acknowledged before me by Matis Cohen , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

YANET JIMENEZ
Notary Public - State of Florida
Commission # GG 222449
My Comm. Expires May 29, 2022
Bonded through National Notary Assn.

_____
NOTARY PUBLIC

My Commission Expires: _____

Yanet Jimenez
PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

_____
SIGNATURE

Sworn to and subscribed before me this _____ day of _____ , 20_____. The foregoing instrument was acknowledged before me by _____ , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

_____
NOTARY PUBLIC

My Commission Expires: _____

_____
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

I, Russell W Galbut, being first duly sworn, depose and certify as follows: (1) I am the Vice President (print title) of KG Normandy LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

_____
SIGNATURE

Sworn to and subscribed before me this 08 day of October , 2020. The foregoing instrument was acknowledged before me by Russell W. Galbut , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

DAYAMI AGUIAR
Notary Public - State of Florida
Commission # GG 283448
My Comm. Expires Mar 16, 2023
Bonded through National Notary Assn.

Dayami Aguiar
NOTARY PUBLIC

My Commission Expires: March 16, 2023

Dayami Aguiar
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, Matis Cohen (Manager of BAY DR. LLC), being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Ethan B. Wasserman, Esq. to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Matis Cohen (Manager of BAY DR. LLC)

PRINT NAME (and Title, if applicable)

_____

SIGNATURE

Sworn to and subscribed before me this 8 day of October, 2020. The foregoing instrument was acknowledged before me by Matis Cohen, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

YANET JIMENEZ
Notary Public - State of Florida
Commission # GG 222449
My Comm. Expires May 29, 2022
Bonded through National Notary Assn.

My Commission Expires: _____

_____

NOTARY PUBLIC

Yanet Jimenez

PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

_____

NAME

_____

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Russell W Galbut, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Ethan B. Wasserman, Esq to be my representative before the Planning Board Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Russell W Galbut (Vice President)

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 08 day of October, 2020. The foregoing instrument was acknowledged before me by Russell W. Galbut, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: March 16, 2023

DAYAMI AGUIAR
Notary Public - State of Florida
Commission # GG 283448
My Comm. Expires Mar 16, 2023
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Dayami Aguiar

PRINT NAME

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NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

BAY DR. LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See attached Disclosure of Interest	

KG NORMANDY LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See attached Disclosure of Interest	

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

_____

TRUST NAME

NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Ethan B. Wasserman	333 SE 2 Avenue, Suite 4100, Miami, FL 33131	305-579-0784

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, Matis Cohen (Manager, BAY DR. LLC), being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

_____
SIGNATURE

Sworn to and subscribed before me this 8 day of October, 2020. The foregoing instrument was acknowledged before me by Matis Cohen, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

YANET JIMENEZ
Notary Public - State of Florida
Commission # GG 222449
My Comm. Expires May 29, 2022
Bonded through National Notary Assn.

_____
NOTARY PUBLIC

My Commission Expires: _____

Yanet Jimenez
PRINT NAME

COMPENSATED LOBBYIST

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Russell W Galbut, VP KG Normandy, LLC, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 08 day of October, 2020. The foregoing instrument was acknowledged before me by Russell W Galbut, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

DAYAMI AGUIAR
Notary Public - State of Florida
Commission # GG 283448
My Comm. Expires Mar 16, 2023
Bonded through National Notary Assn.

My Commission Expires: March 16, 2023

NOTARY PUBLIC

Dayami Aguiar

PRINT NAME

DISCLOSURE OF INTEREST

INTEREST IN BAY DR. LLC

	Percentage of Interest
Matis Cohen	100%

INTEREST IN KG NORMANDY, LLC

	Percentage of Interest
Ronruss Partners, LTD	100%

INTEREST IN RONRUSS PARTNERS, LTD

	Percentage of Interest
Russell Galbut	44.1%
Ronalee Galbut	44.1%
Marisa Galbut LLLP	5.52%
Jenna Galbut LLLP	5.28%
Ronruss Corporate	1%

INTEREST IN MARISA GALBUT LLLP

Marisa Galbut	99%
Russell Galbut	1%

INTEREST IN JENNA GALBUT LLLP

Jenna Galbut	99%
Russell Galbut	1%

INTEREST IN RONRUSS CORPORATION

Russell Galbut	49.5%
Ronalee Galbut	49.5%
Abraham & Nancy Galbut	1%

GT GreenbergTraurig

Ethan B. Wasserman
Tel 305.579.0784
Fax 305.961.5425
wassermane@gtlaw.com

November 3, 2020

VIA ELECTRONIC DELIVERY

City of Miami Beach Planning Board
c/o Mr. Michael Belush
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Final Submittal / Letter of Intent for Planning Board Application PB20-0402 (the "Application") / Property located at 880 71st Street, Miami Beach, Florida (the "Property")

Dear Planning Board Members:

Our firm represents Bay Dr. LLC and KG Normandy LLC (collectively, the "Applicant"), in connection with certain land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, requesting a Conditional Use Permit[1] ("CUP") in connection with the construction of a 4-story, mixed use development at the Property (more fully detailed below).

I. The Property

The irregular shaped Property is located within the Normandy Isles Historic District. The Property is zoned Commercial, Medium Intensity District (CD-2) on the City of Miami Beach ("City") Official Zoning Map and designated Medium Intensity Commercial (CD-2) on the City's Future Land Use Map. The neighborhood contains a mix of multi-family residential and commercial uses. Specifically, a collection of condominium buildings located to the South of the Property, including Normandy Palms, Nautico Bay Club and King Cole Condominiums, a Marathon gas station to the North, the Indian Creek waterway to the East and various commercial uses on the West. Notably, the Property directly abuts a vacant lot to the South. There are also several City of Miami Beach surface parking lots within 1,000 feet of the Property as well as public transit options abutting the Property on 71 Street. According to that certain survey, a copy of which is enclosed, the Property contains a total of 19,414 +/- square feet or .45 +/- acres of land.

[1] Section 142-303 of the City Code requires a CUP for new construction of structures 50,000 square feet. Note, the project only contains 38,823 square feet of FAR. However, the parking and pedestrian passage areas at the ground floor, which are open breezeways unenclosed by walls, but are covered by the floor above, are considered towards the 50,000 square foot requirement, thus triggering the need for a CUP.

II. The Project

The Applicant intends to construct a beautifully designed, mixed use development at the Property that will complement the MIMO style of architecture in the neighborhood. As detailed in the plans prepared by Built Form Architects, the Applicant will develop the Property with a 4-story, mixed use development comprised of ground floor commercial space, extensive public area improvements, 36 upper level residential units and rooftop amenities (the "Project"). The Project provides approximately 3,650 sq. ft. of community engaging commercial space and a ground level courtyard area. Additional amenity space is provided on the main roof, complete with a pool and environmentally-friendly shading comprised of 50% open air, stretched fabric. The intentionally designed rooftop shading and decorative screening obscures the mounted mechanical equipment from the public right-of-way views.

The building design follows many of the MIMO relevant design features, as well as strong horizontal emphasis with bold vertical breaks, angular massing moves and material compatibility. The main building structure is raised to allow for light, air and visual access through the site to the Indian Creek waterway. The lower pavilion structures, containing the neighborhood-friendly commercial options, are also environmentally friendly and thoughtfully designed with green roofs and decorative screening.

The Project was intentionally designed with a pedestrian-oriented focus in an effort to activate the streetscape along 71st Street with interactive ground floor uses, open and courtyard type spaces, and public access to the waterfront. The Project will also incorporate significant enhancements to the public areas along the street rights of way, subject to coordination and approval from Public Works. The Project's public access to the waterfront, public realm improvements and pedestrian focused amenities are consistent with the vision of the Normandy Isles area and seamlessly integrates within the surrounding multi-family residential, commercial and pedestrian friendly character of the neighborhood.

III. Compliance with Conditional Use Permit Criteria

The Application complies with the review criteria for the issuance of a CUP for new structures above 50,000 square feet, in accordance with Sections 118-192(a) and 118-192(b) of the City of Miami Beach Code of Ordinances (the "Code"), as detailed below.

a. Section 118-92(a)

i. The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

As detailed further below, the Project is consistent with the revitalization efforts and vision for the Normandy Isles neighborhood, as provided in the North Beach Master Plan. The Project's MiMo design and proposed mixed use development (i.e. residential and ground floor commercial) are a true reflection of the fusion of residential and commercial uses in the Normandy Isles community.

The Property is ideally situated for a mixed-use development due to its primary frontage along 71st Street and its close proximity to similarly scaled apartment buildings and nearby commercial/retail oriented businesses. As noted in the NoBe Master Plan, the addition of residential uses are critical to the success of ground floor retail in the Normandy Isles neighborhood. The Project's proposed ground floor commercial uses, outdoor plazas and public walkways with waterway views will complement the residential component of the Project and serve the surrounding residential uses. As such, the development of a mixed-use project at the Property furthers the City's vision for continued revitalization of the Normandy Isles community and is compatible with the existing, residential and commercial character of the neighborhood.

ii. The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

The Project will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan. Specifically, the Comprehensive Plan permits up to 100 dwelling units per acre and a floor area ratio of 2.0 for mixed use developments in the CD-2 category. As reflected on the enclosed plans, the Project's development program, including density and FAR, are in full compliance with these thresholds.

iii. Structures and uses associated with the request are consistent with these land development regulations.

In compliance with the City Code, mixed use developments including multi-family residential and retail uses, are permitted uses in the CD-2 zoning district and are therefore consistent with the City's land development regulations.

iv. The public health, safety, morals, and general welfare will not be adversely affected.

The Project will not adversely affect the public health, safety, morals, and general welfare of the Normandy Isles neighborhood or the City. To the contrary, open air view corridors, waterfront access and residential units with ample private outdoor space (balconies) should contribute to the overall health and wellbeing of residents and guests. Outdoor uses and amenities are proving more important than ever because of the current pandemic.

v. Adequate off-street parking facilities will be provided.

The Property is located within Parking District No. 4. As detailed further below, there is no required off-street parking for the Property as the Project is in full compliance with Section 130-31(c)(2) of the City Code and recently adopted Ordinance 2020-4343 (the "Parking Ordinance"). Nonetheless, the Project is designed to provide ground floor parking to accommodate future residents and visitors of the mixed use development.

vi. Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

Safeguards will be provided for the protection of surrounding property, persons, and neighborhood values, as necessary. Specifically, the residential building will be supervised at all times and will be equipped with state-of-the-art security equipment to ensure the safety of the residents. Additional safety measures and equipment (i.e. security cameras and attendants) may be provided for the additional areas of the Property, including the parking facilities and commercial area of the Project, as necessary.

vii. The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

The Project contains both multi-family residential and ground floor commercial uses, which are consistent with the existing uses in the surrounding neighborhood. However, the combination of these uses within the proposed mixed-use development program will be a welcomed addition to the Normandy Isles neighborhood and will break up the concentration of purely residential or commercial structures in the area.

viii. The structure and site complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

Please see Section V of this Letter of Intent for compliance with sea level rise and resiliency review criteria.

b. Section 118-192(b)

i. Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.

At this time, commercial tenants have not yet been determined for this Project and therefore a detailed business operation plan for the Project would be premature. However, the Applicant can confirm that the proposed commercial uses will maintain normal business hours in compliance with the City's Code. Once the exact tenant mix for the commercial uses are confirmed, we are happy to provide a detailed business operation plan to the City at staff's request. Please note, the commercial venues are each under 2,000 gross square feet. Additionally, there are three (3) public parking surface lots within 1,000 feet of the property that will support the commercial uses on site, as well as mass transit options at the Property's doorstep.

ii. Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.

Given the scale of this Project, designed with only 36 residential units and two (2) neighborhood-friendly commercial spaces (both under 2,000 gross sq. ft. in size), industrial contracts and mass commercial deliveries are not anticipated for the Property. However, the Project is designed with one (1) 10' x 20' loading berth, that provides safe and convenient off-street loading access located within the ground floor parking facilities.

iii. Whether the scale of the proposed use is compatible with the urban character of the surrounding area and create adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.

The Project's 4-story, mixed use development is compatible with the surrounding residential and commercial properties in the neighborhood and aligns with the future development envisioned for this community. For example, the Property is located on the same street (Bay Drive) with similarly scaled condominium developments such as Bay Drive and the Tropical Resort condominiums. Additionally, there are significantly larger residential developments located along Bay Drive, including the King Cole condominium, located South of the Property, containing approximately eleven (11) stories and two hundred eighty-four (284) units; and the Stanton House Condominiums located at the end of Bay Drive developed with eleven (11) stories and contains approximately one hundred six (106) units. The Project, quaintly designed with four (4) stories and thirty-six (36) units, provides a high-quality development consistent with the urban and residential character of the neighborhood. Additionally, the three (3) public parking surface lots within 1,500 feet of the Property will support the commercial uses on site, as well as the availability of mass transit at the Property's doorstep.

iv. Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.

Pursuant to the Parking Ordinance and Section 130-31(c) of the City Code, there is no required parking for CD-2 properties (providing new construction) located in the Normandy Isles National Register Conservation District and situated within 1,500 feet of a public transit stop or a public/private parking garage. In compliance with the Parking Ordinance, the Property conveniently abuts a public transit stop, located along 71st Street, that services Miami-Dade Metrobus Route 112 and the Miami Beach Trolley (North Beach Line). These public transit routes provide direct access to popular hubs within the City, such as Lincoln Road Mall and the Miami Beach Convention Center, as well as destinations outside of the City (i.e. North Bay Village, Little River and Hialeah). Additionally, the Property is situated within walking distance (less than 1,500 feet) of at least three (3) City parking facilities open to the public and specifically located at: (i)

6950 Bay Drive (Parking Lot No. 87), 1045 71 Street (Parking Lot No. 88), and 917 Normandy Drive (Parking Lot No. 89).

Although the Parking Ordinance eliminates parking requirements for the Project, the ground floor parking area is designed to accommodate up to nine (9) parking spaces and a handicapped parking space, with ingress/egress on Bay Drive. This parking design and operation was included in the enclosed Traffic Statement prepared by TrafTech Engineering, Inc. and dated September 2020, which has since been approved by the City's Transportation Department as part of the review for the concurrent HPB Application. Therefore, the proposed parking plan meets the required parking and operational needs for the Project.

v. Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.

While a specific plan is premature, the site is designed with a heavy emphasis on the pedestrian experience. The operational goal is to allow the free flow of people through the Property, from Bay Drive and 71st Street, with direct access and views to the waterfront. The Project is intended to provide an open air feel and experience for the residents and visitors. Contrary to a traditional project with a single means of pedestrian activity, the Project incorporates no less than three (3) pedestrian access points.

vi. Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.

Access to the residential component of the Project will be equipped with state-of-the-art security equipment including electronic door locks that require a special access card for entry. These safety features ensure that unwanted visitors and the general public will not have access to the residential component of the Project. Additional safety measures and equipment (i.e. security cameras and attendants) may be provided at the Property, as necessary.

vii. Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.

As mentioned above, the enclosed Traffic Statement detailing the trip generation and traffic circulation associated with the Project, has been approved by the City's Transportation Department. Specifically, the Traffic Statement confirms that the Project's parking geometry and operations are not anticipated to have any adverse effects on the existing traffic patterns and the surrounding roadways.

viii. Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.

As mentioned above, the limited commercial uses proposed for the Project will keep normal business hours and there will be no augmented or amplified sound devices used at any time on the Property not otherwise allowed by code. These operational precautions will minimize and virtually eliminate any noise related, adverse impacts to the surrounding residential properties during the evening and late-night hours.

ix. Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.

The Project's garbage disposal and sanitation needs will fully comply with the City Code, as a sanitation plan will be provided prior to the submission of a building permit. The Project includes a fully enclosed trash room provided at the ground level for the various commercial and residential uses on site. The location of the trash room – with direct access from the internalized loading area and parking facilities – provides convenient access for both residents and commercial tenants who can easily dispose of waste in a safe and covered environment.

x. Whether the proximity of the proposed structure to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.

As mentioned above, the scale and massing of the Property is compatible with and in some instances, smaller than residential/condominium developments in the Normandy Isles neighborhood and along Bay Drive. Additionally, the Project's building design follows many of the MIMO relevant design features prevalent in the area, including strong horizontal emphasis with bold vertical breaks, angular massing moves and material compatibility.

The main building structure is elevated to allow for light, air and visual access through the site to the Indian Creek waterway. The lower pavilion structures, containing the neighborhood-friendly commercial options, are also environmentally friendly and thoughtfully designed with green roofs and decorative screening for necessary roof top mechanical equipment. The Project's MIMO design and environmentally friendly elements demonstrates the Applicant's commitment to develop a compatible and contextually sensitive design while providing a pedestrian scaled experience at the public streetscape.

xi. Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.

The development of the Property with the proposed Project will not adversely affect the surrounding properties, with various uses. As stated above, the Property is situated and abuts a

vacant lot to South; to the West is Bay Drive and located further West of Bay Drive is a public parking lot; to the North is 71st Street, and across a gas station; and directly to the East is waterfront canal. Therefore, the proposed use and development will not affect nearby structures. Notably, 71 Street is a commercial corridor, and gradually turns residential south along Bay Drive. The Project thoughtfully combines these uses and integrates into the community.

V. Sea Level Rise and Resiliency Review Waiver

Section 133-50(a) provides review criteria for compliance with the City's sea level rise and resiliency criteria.

(i) ***A recycling or salvage plan for partial or total demolition shall be provided.***

The existing Property is vacant and will not require any recycling or salvaging.

(ii) ***Windows that are proposed to be replaced shall be hurricane proof impact windows.***

The windows for the Project will be hurricane proof impact windows.

(iii) ***Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.***

Passive cooling systems, such as operable windows, may be installed as appropriate.

(iv) ***Whether resilient landscaping (salt tolerate, highly water absorbent, native or Florida friendly plants) will be provided.***

All new landscaping will consist of Florida friendly plants.

(v) ***Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change compact, including a study of land elevation and elevation of surrounding properties were considered.***

The Project is intentionally designed to activate the outdoor public areas, including pedestrian pathways from both 71st Street and Bay Drive providing direct access to the waterfront. Additionally, the residential structure of the Project is significantly elevated, well above the Base Flood Elevation, which is consistent with the City's flood and resiliency efforts. The raised elevation of the residential structure creates an open-air effect

allowing the structure to breathe within a small and unusually shaped lot. The seawall will also be raised in accordance with City requirements.

(vi) ***The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.***

Based on discussions with staff, the City has not proposed to raise the roadways in the near future, nor committed any sources of funding to facilitate any road raising and infrastructure improvements. However, the Applicant will work with staff to address SLR predictions and resiliency improvements.

(vii) ***Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.***

All critical mechanical and electrical systems will be located on the roof of the building, with appropriate architectural screening. Equipment in the FPL vault at the ground floor will be located above BFE.

(viii) ***Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.***

As previously mentioned, the Property is currently vacant and does not contain any existing buildings or structures.

(ix) ***When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the City Code.***

Habitable space located below the Base Flood Elevation will be floodproofed or otherwise comply with building code requirements.

(x) ***Where feasible and appropriate, water retention systems shall be provided.***

Applicant will work with staff on an appropriate water retention system, as applicable and appropriate for the Project.

VI. <u>Historic Preservation Board Variance Requests</u>

In furtherance of the development of the Property, the Applicant submitted a Historic Preservation Board Application (HPB20-0431) which included the following variance requests:

1. A variance to allow landscaped and decorative screened lining for the ground floor parking facilities in lieu of residential or commercial uses. Given the shape and location of the Property, this limited variance is required to locate the driveway in this location.

2. Variances to allow residential balcony encroachments in the side interior yard setback (4'3" where 2'-6" is allowed) and rear yard setback (4'-2" where 1'-3" is allowed). Given the irregularly shaped lot, the required yard setbacks would diminish the balcony floorplate to an unusually narrow and practically infeasible area that would be inconsistent with the high-quality design for the Project.

3. A variance to allow an average apartment unit size of 788 sq. ft. (12 sq. ft. reduction).

4. A variance to allow a 0' setback for the paved, walkway located at the rear of the Property to provide direct access to the waterfront, including ADA access.

5. A variance to allow for reduced landscaping in the rear yard. The installation of any required landscaping provided in the already restricted rear yard would obstruct the pedestrian walkability and ADA accessibility for this area of the Property.

VII. Conclusion

Pursuant to the City's Code, the Applicant is requesting a Conditional Use Permit for the development of a one-of-a-kind, mixed use building in North Beach. This Project will be a welcome addition to the Normandy Isles area replacing a vacant lot along 71st Street. Additionally, its classic MiMo architectural design will not compete with the surrounding historic architecture, but instead, complement the existing architecture of the historic district. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Ethan B. Wasserman, Esq.

BEW:dv

ACTIVE 53074239v4

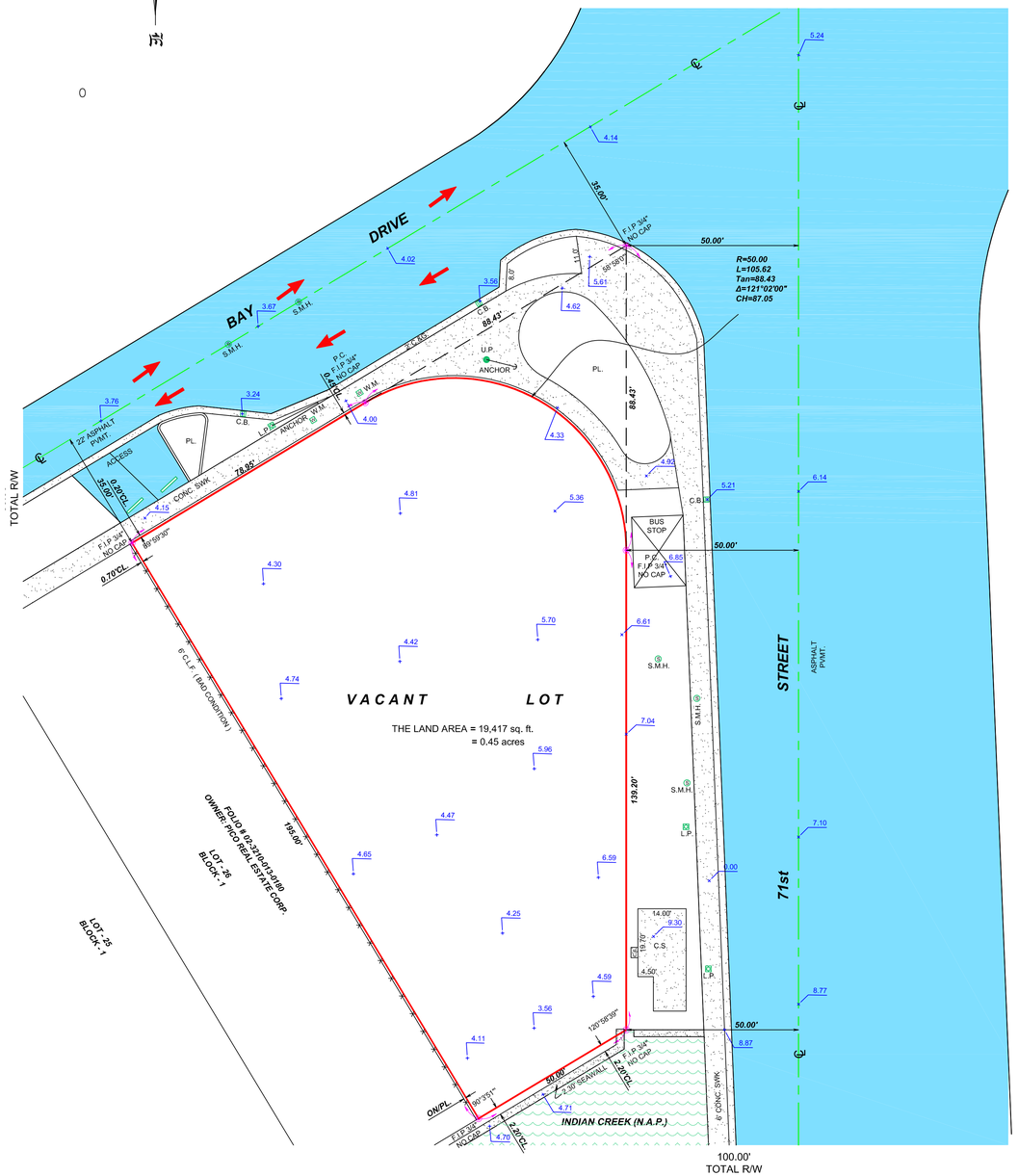
Sheet 1 of 1

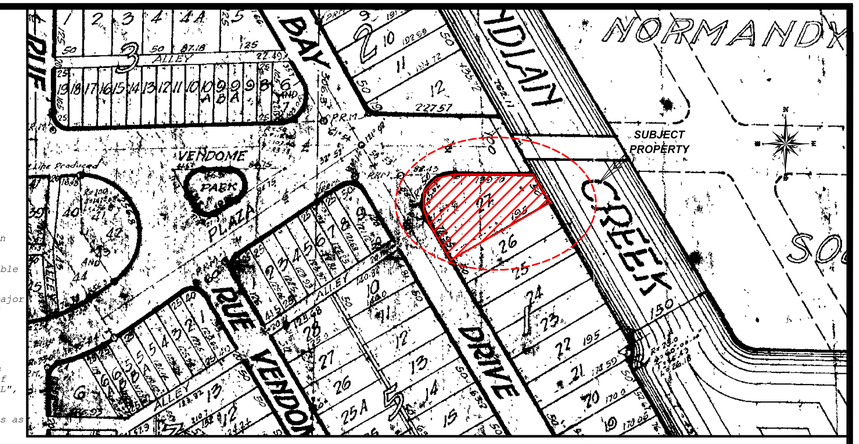
ALTA/NSPS Land Title Survey

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET





LOCATION SKETCH 1" : N.T.S.

SURVEYOR'S CERTIFICATE:
The undersigned, being a registered Land Surveyor of the State of Florida, certifies to: ACQUEST KGP1, LL, A FLORIDA LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys,jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4(in square feet or acres),5,6(a),6(b),7(a),7(b)(1),7(c),8,9,10(a),11,13,14,16,17,18,19 of Table A thereof.The field work was completed on: May 31-2017.

1. All monuments were placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses.

2. The property has direct access to and from publicly used and maintained streets or highways known as: Bay Drive.

3. The property described on this survey does lie within a special flood hazard area as defined by the Federal Emergency Management Agency; the property lies within zone "AE" of the flood insurance rate map identified as community no. 120651 Panel no. 0307, suffix "L", and having a base flood of 8.0 feet , bearing an effective date of 09/11/2009.

4. The land area of the subject property is in total ± 19,417 square feet or ± 0.45 acres as described in the legal description.

5. NAVD1988 BENCHMARK: USCGS M 313
BM NAME USCGS M 313
ELEVATION 2.93'
LOCATION VICINITY OF NORMANDY DR & RUE VENDOME
COMMENTS BRASS DISC AT SW CORNER OF PUMP STATION

*6. **(a)** The location of the subject property is in Zone CD-2, COMMERCIAL, MEDIUM INTENSITY DISTRICT.*
Setbacks are as per City of Miami Beach Fl.:

(CD-2, COMMERCIAL, MEDIUM INTENSITY DISTRICT.)
SETBACK REQUIREMENTS

	Front	Side, Interior	Side, Facing a St	Rear
At-grade parking lot on the same lot	5 feet	5 feet	5 feet	5 feet If abutting an alley --0 feet
Subterranean	0 feet	0 feet	0 feet	0 feet
Pedestal and tower (non-oceanfront)	0 feet	10 feet	10 feet	5 feet
Pedestal and tower (oceanfront)	Pedestal 15' Tower 20'+1' for every 1' increase	Commercial uses 10 feet	Commercial uses 10 feet	25% of lot depth 75 feet min

ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.

*7. **(a)** Exterior dimensions of all building a ground level. N/A*
(b) Square footage of:
(1) exterior footprint of all buildings at ground level of first floor.N/A

8. Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 above) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc.None.

9. There are No regular parking spaces and No marked handicapped parking spaces on the subject property.

10. There are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or right-of-way or (b) by the improvements on any adjoining properties, streets or alleys upon the subject property.

11. Water Meter,Utility Pole, Sanitary Manhole,Sign,Catch Basin and electric services of public utilities are available at the boundary of the property in the locations as shown on the survey.

13. Names of adjoining owners of platted lands according to current public records: Shown on Survey

*14.Distance to the nearest intersecting street as specified by the client.**(N/A)***

16. No observed evidence of current earth moving work, building construction or building additions.

*17. Proposed changes in street right of way lines, if information is available from the controlling jurisdiction. Observed evidence of recent street or sidewalk construction or repairs.**(N/A)***

*18. Location of Wetland areas as delineated by appropiate authorities.**(N/A***

*19. **(N/A** Include any Plottable offsite (i.e., appurtenants) easements o servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Section 5 and 6 (and applicable select Table A itemns)(client to obtain necessary permissions).*

TITLE COMMITMENT NOTES:
That I have reviewed the commitment and all items are shown on the Survey.
The items shown here forth are per schedule BII of First American Title Insurance Company Commitment Order No:5011612-1062-3781764. Customer Reference: KGP1,LLC.First American File Number: 1062-3781764.Effective Date: May 24, 2017, at 08:00 A.M.

ALL MATTER ESTABLISHED BY THE PLAT ARE SHOWN ON THE SURVEY, RESTRICTIONS, DEDICATION, CONDITIONS, RESERVATIONS,EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT.
Items No 9 Affects Subject Property. Shown on Survey.As recorded in P.B 25. PG. 60.

LEGAL DESCRIPTION:

THIS LEGAL DESCRIPTION IS PER FIRST AMERICAN TITLE COMMITMENT COMPANY No. 5011612-1062-3781764 AND IS AS FOLLOWS:

LOT 27, BLOCK 1 OF OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 60, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNNERSHIP NOT DETERMINED.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
D.E = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
PROP. COR. = PROPERTY CORNER
FNIF. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
IN.& EG.= INGRESS AND EGRESS EASEMENT.
L.B.= LICENSED BUSINESS
L.P.= LIGHT POLE.
L.F.E.= LOWEST FLOOR ELEVATION.
L.M.E.= LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
OVH = OVERHANG
PVMT.= PAVEMENT.
PL.= PLANTER.
P/L = PROPERTY LINE.
P.C.C.= POINT OF COMPOUND CURVE.
P.C.= POINT OF CURVE.
PT.= POINT OF TANGENCY.
POC.= POINT OF COMMENCEMENT.
POB.= POINT OF BEGINNING.
P.R.C.= POINT OF REVERSE CURVE
P.B.= PLAT BOOK.
PG.= PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S.= PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR.= RAIL ROAD.
RES.= RESIDENCE.
R/W = RIGHT-OF-WAY.
RAD.= RADIUS OF RADIAL.
R.P.= RADIUS POINT.
RGE.= RANGE.
SEC.= SECTION.
STY.= STORY.
S.T.C.= STREET TRAFFIC CONTROL
SWK.= SIDEWALK.
S.I.P.= SET IRON PIPE L.B. #6044.
S.= SOUTH.
" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL.= UTILITY.
U.P.= UTILITY POLE.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.S.= WOOD SHED.
W = WEST.
= CENTRAL ANGLE.
= CENTER LINE.
= ANGLE.
= WOOD FENCE.
= CHAIN LINK FENCE.
= C.B.S. WALL.(C.B.W.)
= EXISTING ELEVATIONS.
+0.00 = PROPOSED ELEVATIONS.
= TRAFFIC FLOW
= DRAINAGE MH
= SANITARY SEWER MANHOLE
= CATCH BASIN
= FIRE HYDRANT
= UTILITY POLE
= HANDICAPPED PARKING SPACE
= WATER METER

Prepared For:
GALBUT WALTERS AND ASSOCIATES

Client Ref. No: KGP1, LLC

Project Address:
880 71 ST MIAMI ,FL.33132

Project Location:

MIAMI
STATE: FL. ZIP. 33132

Job Number: 17-0000618-1

PROFESSIONAL LAND SURVEYOR & MAPPER

GEORGE IBARRA
P.L.S. No. 2534 (STATE OF FLORIDA)

Drwn By: R.CH.	Date: 06-06-2017
	Revision:
Field Date: 05/31/17	Date:
	Revision:

PATH:

1355 N.W. 97th AVENUE SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 2642660 FAX (305): 264-0229

Nova Surveyors Inc.
LAND SURVEYORS

CFN: 20170466743 BOOK 30651 PAGE 3625
DATE:08/11/2017 03:42:48 PM
DEED DOC 21,000.00
SURTAX 15,750.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by:
Samuel A. Persaud, Esq.
Persaud Law Group, Inc.
31 Ocean Reef Drive Suite A201
Key Largo, FL 33037

Return to:
Abraham A. Galbut, Esq.
Galbut Walters & Associates
4770 Biscayne Blvd.
Suite 1400
Miami, FL 33137

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 8th day of **August, 2017** between **Elizabeth Stone, as Personal Representative of the Estate of Shirley Jean Wright a/k/a Marcella Gertrude Shirley Jean Wright, deceased,** whose post office address is c/o Charles Berg, Esq., 555 NE 15 St., Penthouse A, Miami, FL 33132, grantor, and **BAY DR. LLC, a Florida limited liability company, as to an undivided 50% interest and KG NORMANDY, LLC, a Florida limited liability company, as to an undivided 50% interest, as tenants in common**, whose post office address is 1193 71st Street, Miami, FL 33141, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County**, Florida, to-wit:

> **Lot 27, Block 1 of OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, according to the Plat thereof as recorded in Plat Book 25, Page 60, of the Public Records of Miami-Dade County, Florida.**
>
> **Parcel Identification Number 02-3210-013-0190**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Melissa Cruz

Witness Name: Melissa Hernandez

Elizabeth Stone, as Personal Representative of the Estate of Shirley Jean Wright a/k/a Marcella Gertrude Shirley Jean Wright, deceased

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me this 8th day of Aug, 2017 by Elizabeth Stone, as Personal Representative of the Estate of Shirley Jean Wright a/k/a Marcella Gertrude Shirley Jean Wright, deceased, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA
MELISSA BANKS
MY COMMISSION # FF 214630
EXPIRES: March 29, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Melissa Banks

My Commission Expires: March 29, 2019

DoubleTime®

Prepared by:
Samuel A. Persaud, Esq.
Persaud Law Group, Inc.
31 Ocean Reef Drive Suite A201
Key Largo, FL 33037

Return to:
Abraham A. Galbut, Esq.
Galbut Walters & Associates
4770 Biscayne Blvd.
Suite 1400
Miami, FL 33137

Personal Representative's Certification of No Lien

1. Elizabeth Stone is the Personal Representative of the Estate of Shirley Jean Wright a/k/a Marcella Gertrude Shirley Jean Wright, deceased, case no.: 2015-2908-CP-02 (hereafter referred as the "Personal Representative").

2. The Personal Representative has expended funds or incurred obligations to preserve, maintain, insure or protect the property in the amount of $41,770.76 and will be paid at the time of the closing of the property described as:

   Lot 27, Block 1 of OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, according to the Plat thereof as recorded in Plat Book 25, Page 60, of the Public Records of Miami-Dade County, Florida.
   ("Property").

3. No personal representative's lien will be filed against the Property. Further, any lien or right to a lien is hereby waived and released.

Elizabeth Stone

Elizabeth Stone, Personal Representative
of the Estate of Shirley Jean Wright a/k/a
Marcella Gertrude Shirley Jean Wright,
deceased

Prepared by and Return to:
Samuel A. Persaud, Esq.
Persaud Law Group, Inc.
31 Ocean Reef Drive
Suite A201
Key Largo, FL 33037

Return to:
Abraham A. Galbut, Esq.
Galbut Walters & Associates
4770 Biscayne Blvd.
Suite 1400
Miami, FL 33137

Affidavit

Before me, the undersigned authority, personally appeared Elizabeth Stone (hereinafter referred to as "Affiant"), who, being duly sworn according to law, deposes and says:

1. Affiant is the niece of Shirley Jean Wright a/k/a Marcella Gertrude Shirley Jean Wright, deceased and is personally acquainted with the affairs of the Estate of Shirley Jean Wright a/k/a Marcella Gertrude Shirley Jean Wright.

2. At the time of Shirley Jean Wright a/k/a Marcella Gertrude Shirley Jean Wright's death, she was not survived by a spouse or a minor child.

3. This affidavit is made to induce KG Normandy, LLC to purchase the property and Galbut Walters & Associates and First American Title Insurance Company, Inc., to issue title insurance thereon.

4. Under penalties of perjury, Affiant declares that she has read the foregoing document and that the facts stated in it are true.

Elizabeth Stone

Elizabeth Stone

State of FLORIDA
County of MIAMI-DADE

Sworn to and subscribed before me this 8 day of August, 2017, by Elizabeth Stone, who ( ) is personally known to me or (✓) produced the following identification: Florida driver's license.

Melissa Banks

(SEAL)

Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

MELISSA BANKS
MY COMMISSION # FF 214630
EXPIRES: March 29, 2019
Bonded Thru Budget Notary Services

CFN: 20170466743 BOOK 30651 PAGE 3629

IN THE CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

FILE NO. **2015-2908-CP-02**
DIVISON 02 01

SHIRLEY JEAN WRIGHT
a/k/a Marcella Gertrude Shirley Jean Wright

Deceased.

STATE OF FLORIDA
COUNTY OF DADE
I, THE UNDERSIGNED, Deputy Clerk, Circuit Court, Dade County, Florida, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original, as it appears on record and file in the office of the Circuit Court, Dade County, Florida, and that same is in full force and effect.
WITNESS my hand and seal of said Court at Miami, Florida, this OCT 13 2016 day of _____ A.D. 20____
HARVEY RUVIN, Clerk, Circuit Court
By _____ Deputy Clerk Circuit Court
GRICELL RICANO

LETTERS OF ADMINISTRATION
(Single Personal Representative)

TO ALL WHOM IT MAY CONCERN:

WHEREAS, **SHIRLEY JEAN WRIGHT a/k/a Marcella Gertrude Shirley Jean Wright** a resident of **Miami-Dade County**, died on **July 1, 2015** ("Decedent") owning assets in the State of Florida, and

WHEREAS, **ELIZABETH STONE,** has been appointed personal representative ("Personal Representative") of the Decedent's estate ("Decedent's Estate) and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare **ELIZABETH STONE** duly qualified under the laws of the State of Florida to act as Personal Representative of the Decedent's Estate, with full power to administer the Estate according to law; to ask, demand, sue for, recover and receive the property of the Decedent; to pay the debts of the Decedent as far as the assets of the estate will permit and the law directs; to make distribution of the Estate according to law.

These Letters of Administration are subject to the following restrictions:

- This Estate must be closed within 12 months, unless it is contested or its closing date is extended by court order.
- These letters do not authorize entry into any safe deposit box without further court order.
- The Personal Representative shall place all liquid assets in a depository designed by the Court pursuant to Section. 69.031, Florida Statutes ("Depository"). This is a frozen account. No funds can be withdrawn without a court order.
- Attorney of Record shall file Receipt of Assets by Depository within 30 days of issuance of these letters.
- These letters do not authorize the sale, encumbrance or borrowing or gifting of any Estate assets without special court order.
- If Florida real estate is sold, per court order, a closing statement shall be filed, and the sale's net proceeds shall be placed in the Depository.
- Inventory shall be filed within 60 days.

ORDERED on this _____ day of OCT 06 2015, 2015

CIRCUIT COURT JUDGE

MICHAEL A. GENDEN
CIRCUIT COURT JUDGE

w:\p-forms\p3-0700(new-letters-dade rev.14).frm.doc

8 8 0

SCOPE OF WORK

NEW CONSTRUCTION OF
36 UNIT MULTI-FAMILY 4 STORY STRUCTURE
INCLUDING 3,650 SF GROUND LEVEL RETAIL
AND COURTYARD

880 71st Street
Miami Beach, FL

FINAL SUBMITTAL
PLANNING BOARD -20-0402
11.03.2020

LIST OF DRAWINGS

	COVER SHEET
	SURVEY / LEGAL DESCRIPTION
PAGE 1	SURVEY AND LOCATION MAP
PAGE 1.1	SITE PHOTOS
PAGE 1.2	ADJACENT BUILDING PHOTOS
PAGE 1.3	ADJACENT BUILDING PHOTOS
PAGE 1.4	ADJACENT BUILDING PHOTOS
PAGE 2	SITE ZONING DIAGRAM
PAGE 3	ZONING DATA SUMMARY
PAGE 4	PROGRAM AREAS
PAGE 5	FAR AREA DIAGRAMS
PAGE 6	GSF AREA DIAGRAMS
PAGE 7	SITE PLAN / FIRST FLOOR PLAN
PAGE 8	SECOND THRU FOURTH FLOOR PLANS
PAGE 9	ROOF PLAN
PAGE 10	CONCEPT BUILDING ELEVATIONS
PAGE 11	CONCEPT BUILDING ELEVATIONS
PAGE 12	CONCEPT BUILDING ELEVATIONS
PAGE 13	BUILDING SECTIONS
PAGE 14	CONCEPT MASSING
PAGE 15	CONCEPT MASSING
PAGE 16	CONCEPT MASSING
PAGE 17	CONTEXT STREET ELEVATION
PAGE 18	SCHEMATIC SIGNAGE PROGRAM
PAGE 19	LANDSCAPE PLAN
PAGE 20	LANDSCAPE DETAILS

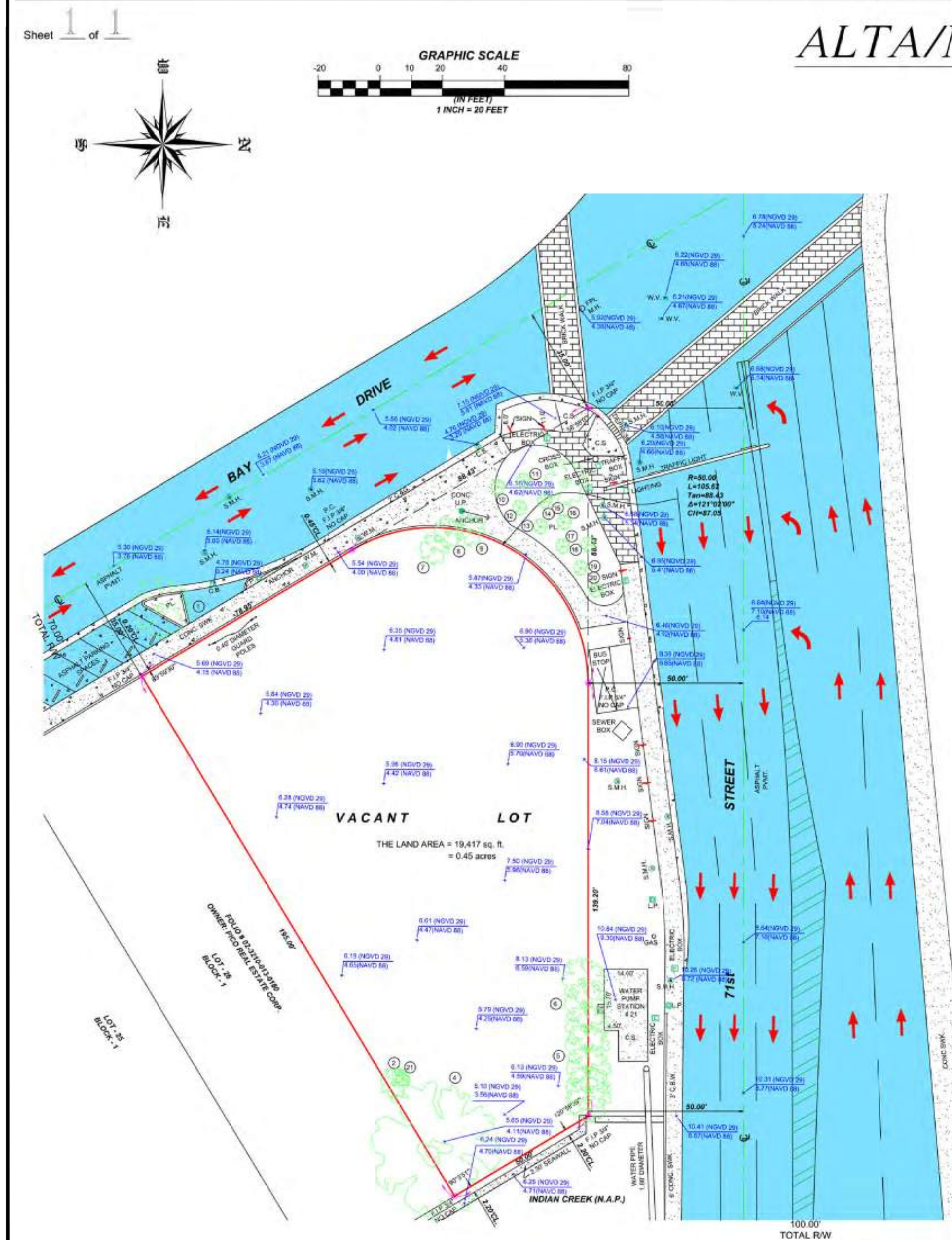
STATE OF FLORIDA
ROBERT R. BISTRY
AR98091
REGISTERED ARCHITECT
11/3/20

KAHUNAH
PROPERTIES

BUILT FORM
ARCHITECTURE

ALTA/NSPS Land Title Survey

Sheet 1 of 1



SURVEYOR'S CERTIFICATE:

The undersigned, being a registered Land Surveyor of the State of Florida, certifies to:
GALBUT, WALTERS & ASSOCIATES LLP; AND
FIRST AMERICAN TITLE INSURANCE COMPANY; AND
FLORIDA COMMUNITY BANK, N.A., ISAOA/ATIMA; AND
KG NORMANDY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND BAY DR. LLC, A FLORIDA LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4(in square feet or acres),5,6(a),6(b),7(a),7(b)(1),7(c),8,9,10(a),11,13,14,16,17,18,19 of Table A thereof. The field work was completed on:
Date: September 22-2020.

1. All monuments were placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses.

2. The property has direct access to and from publicly used and maintained streets or highways known as: Bay Drive.

3. The property described on this survey does lie within a special flood hazard area as defined by the Federal Emergency Management Agency; the property lies within zone "AE" of the flood insurance rate map identified as community no. 120651 Panel no. 0307, suffix "L", and having a base flood of 8.0 feet , bearing an effective date of 09/11/2009.

4. The land area of the subject property is in total ± 19,417 square feet or ± 0.45 acres as described in the legal description.

5. NAVD 1929 BENCHMARK: USGS M 313
BM NAME USGS M 313
ELEVATION 4.47'(NGVD 1929)
2.93'(NAVD 1988)
LOCATION VICINITY OF NORMANDY DR & RUE VENDOME
COMMENTS BRASS DISC AT SW CORNER OF PUMP STATION

6. **(a)** The location of the subject property is in Zone CD-2, COMMERCIAL, MEDIUM INTENSITY DISTRICT.
Setbacks are as per City of Miami Beach Fl.:

(CD-2, COMMERCIAL, MEDIUM INTENSITY DISTRICT.)
SETBACK REQUIREMENTS

		Front	Side, Interior	Side, Facing a St	
At-grade parking lot on the same lot		5 feet	0 feet	5 feet	5 feet if abutting an alley--
Subterranean		0 feet	0 feet	0 feet	0 feet
Pedestal and tower (non-oceanfront)			10 feet when abutting a resid district	10 feet when abutting a resid district	5 feet 10 feet a abutting a resid district
Subterranean (non-oceanfront) (oceanfront)	Pedestal 15' Tower 20'+1' for every 1' increase	notwithstanding the foregoing rooftop add	10 feet		25% of lot depth 75 feet min

ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.

7. **(a)** Exterior dimensions of all building a ground level. N/A
(b) Square footage of:
(1) exterior footprint of all buildings at ground level of first floor.N/A

8. No. Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 above) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc.None.

9. There are No regular parking spaces and No marked handicapped parking spaces on the subject property.

10. There are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or right-of-way or (b) by the improvements on any adjoining properties, streets or alleys upon the subject property.

11. Water Meter,Utility Pole, Sanitary Manhole,Sign,Catch Basin and electric services of public utilities are available at the boundary of the property in the locations as shown on the survey.

13. Names of adjoining owners of platted lands according to current public records: Shown on Survey

14.Distance to the nearest intersecting street as specified by the client.**(N/A)**

16. No observed evidence of current earth moving work, building construction or building additions.

17. Proposed changes in street right of way lines, if information is available from the controlling jurisdiction. Observed evidence of recent street or sidewalk construction or repairs.**(N/A)**

18. Location of Wetland areas as delineated by appropriate authorities.**(N/A**

19. **(N/A** Include any Plottable offsite (i.e., appurtenants) easements o servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Section 5 and 6 (and applicable select Table A items)(client to obtain necessary permissions).

TITLE COMMITMENT NOTES:
That I have reviewed The commitment and all items are shown on the Survey.
The items shown here forth are per schedule BII of First American Title Insurance Company Commitment Order No:5011612-1062-3781764. Customer Reference Number: 4163-12.First American File Number: 1062-3781764.Effective Date: May 24, 2017, at 08:00 A.M.

ITEMS No 9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS,EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, AS RECORDED IN:
ITEMS No 9. Affects Subject Property. Shown on Survey.As recorded in P.B 25. PG. 60.

LOCATION SKETCH 1" : N.T.S.

LEGAL DESCRIPTION:

THIS LEGAL DESCRIPTION IS PER FIRST AMERICAN TITLE COMMITMENT COMPANY No. 5011612-1062-3781764 AND IS AS FOLLOWS:

LOT 27, BLOCK 1 OF OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 60, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

TREE TABLE

No.	TREE NAME	DIAMETER (')	HEIGHT (')	SPREAD (')
1	MAHOGANY	1.00	25.00	20.00
2	CABBAGE PALM	1.40	30.00	10.00
3	—	—	—	—
4	FICUS	7.00	35.00	45.00
5	BUTTON MANGROVE	0.70	12.00	20.00
6	BUTTON MANGROVE	0.70	12.00	15.00
7	CABBAGE PALM	1.50	15.00	10.00
8	STRANGLER FIG	1.20	23.00	10.00
9	CABBAGE PALM	1.50	15.00	10.00
10	CHRISTMAS PALM	0.70	30.00	5.00
11	CHRISTMAS PALM	0.70	30.00	5.00
12	CHRISTMAS PALM	0.70	30.00	5.00
13	CHRISTMAS PALM	0.70	30.00	5.00
14	CHRISTMAS PALM	0.70	30.00	5.00
15	ROYAL PALM	1.40	25.00	15.00
16	CHRISTMAS PALM	0.70	30.00	6.00
17	CHRISTMAS PALM	0.70	30.00	6.00
18	CHRISTMAS PALM	0.70	30.00	6.00
19	CHRISTMAS PALM	0.70	30.00	6.00
20	CHRISTMAS PALM	0.70	30.00	6.00
21	CHRISTMAS PALM	0.70	30.00	6.00

Prepared For:
GALBUT WALTERS AND ASSOCIATES LLP
Client Ref. No: KGP1, LLC

Project Address:
880 71 ST MIAMI ,FL.33132
Project Location:
MIAMI
STATE: FL. ZIP. 33132
Job Number: 17-0000618-2

PROFESSIONAL LAND SURVEYOR & MAPPER

GEORGE IBARRA
P.L.S. No. 2534 (STATE OF FLORIDA)

Date: 06-06-2017
Drwn By: R.CH. | Revision: Date:10-06-2020
Field Date: 09/22/20 | Revision: Date:10-15-2020
Revision:

PATH:

1355 N.W. 97th AVENUE SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 2642660 FAX (305) 264-0229

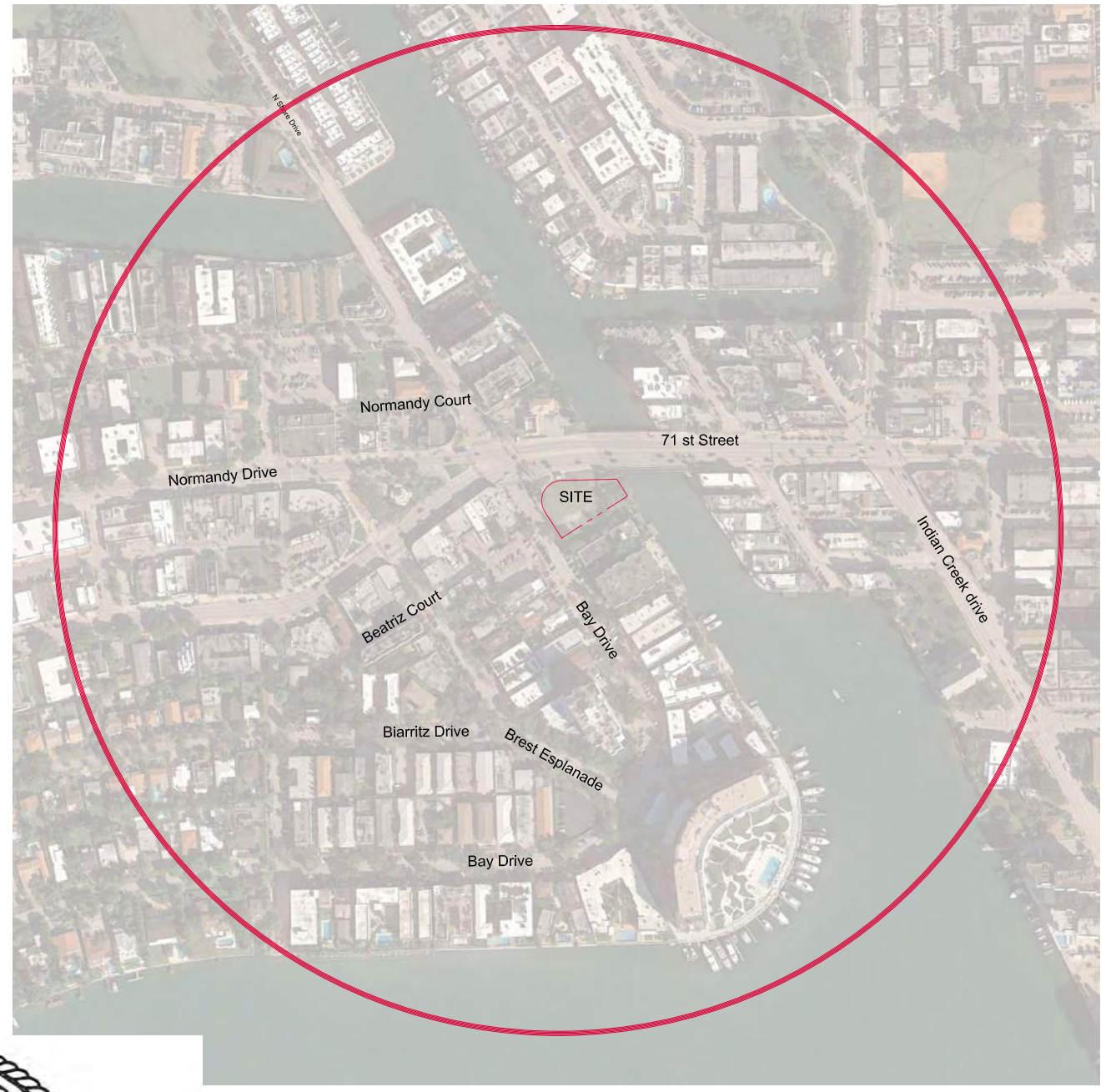
Nova Surveyors Inc.
LAND SURVEYORS

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E.= ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH.= ASPHALT.
B.C.= BLOCK CORNER.
BLDG.= BUILDING.
B.M.= BENCH MARK
B.O.B.= BASIS OF BEARINGS.
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH.= CHORD.
CH.B.= CHORD BEARING.
CL = CLEAR
C.L.F.= CHAIN LINK FENCE.
C.M.E.= CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE
C.P.= CONC. PORCH.
C.S.= CONCRETE SLAB.
D.E.= DRAINAGE EASEMENT .
D.M.E.= DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
E.T.P.= ELECTRIC TRANSFORMER PAD.
ELEV.= ELEVATION.
ENCR.= ENCROACHMENT.
F.H.= FIRE HYDRANT.
F.I.P.= FOUND IRON PIPE.
F.I.R.= FOUND IRON ROD.
F.F.E.= FINISHED FLOOR ELEVATION.
F.N.D.= FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
PROP. COR.= PROPERTY CORNER
FNIP.= FEDERAL NATIONAL INSURANCE
F.N.= FOUND NAIL.
H.= HIGH (HEIGHT)
IN.& EG.= INGRESS AND EGRESS EASEMENT.
L.B.= LICENSED BUSINESS
L.P.= LIGHT POLE.
L.F.E.= LOWEST FLOOR ELEVATION.
L.M.E.= LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
OVH = OVERHANG
PVMT.= PAVEMENT.
PL.= PLANTER.
P/L = PROPERTY LINE.
P.C.C.= POINT OF COMPOUND CURVE.
P.C.= POINT OF CURVE.
PT.= POINT OF TANGENCY.
POC.= POINT OF COMMENCEMENT.
POB.= POINT OF BEGINNING.
P.R.C.= POINT OF REVERSE CURVE
P.B.= PLAT BOOK.
PG.= PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S.= PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR.= RAIL ROAD.
RES.= RESIDENCE.
R/W = RIGHT-OF-WAY.
RAD.= RADIUS OF RADIAL.
R.P.= RADIUS POINT.
RGE.= RANGE.
SEC.= SECTION.
STY.= STORY.
S.T.C.= STREET TRAFFIC CONTROL
SWK.= SIDEWALK.
S.I.P.= SET IRON PIPE L.B. #6044.
S.= SOUTH.
" = SECONDS
T = TANGENT.
TWP = TOWNSHIP.
UTIL.= UTILITY.
U.P.= UTILITY POLE.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.S.= WOOD SHED.
W = WEST.
Δ = CENTRAL ANGLE.
℄ = CENTER LINE.
∠ = ANGLE.
= WOOD FENCE.
= CHAIN LINK FENCE.
= C.B.S. WALL.(C.B.W.)
+0.00 = EXISTING ELEVATIONS.
0.00 = PROPOSED ELEVATIONS.
= TRAFFIC FLOW
= DRAINAGE MH
= SANITARY SEWER MANHOLE
= CATCH BASIN
= FIRE HYDRANT
= UTILITY POLE
= HANDICAPPED PARKING SPACE
= WATER METER

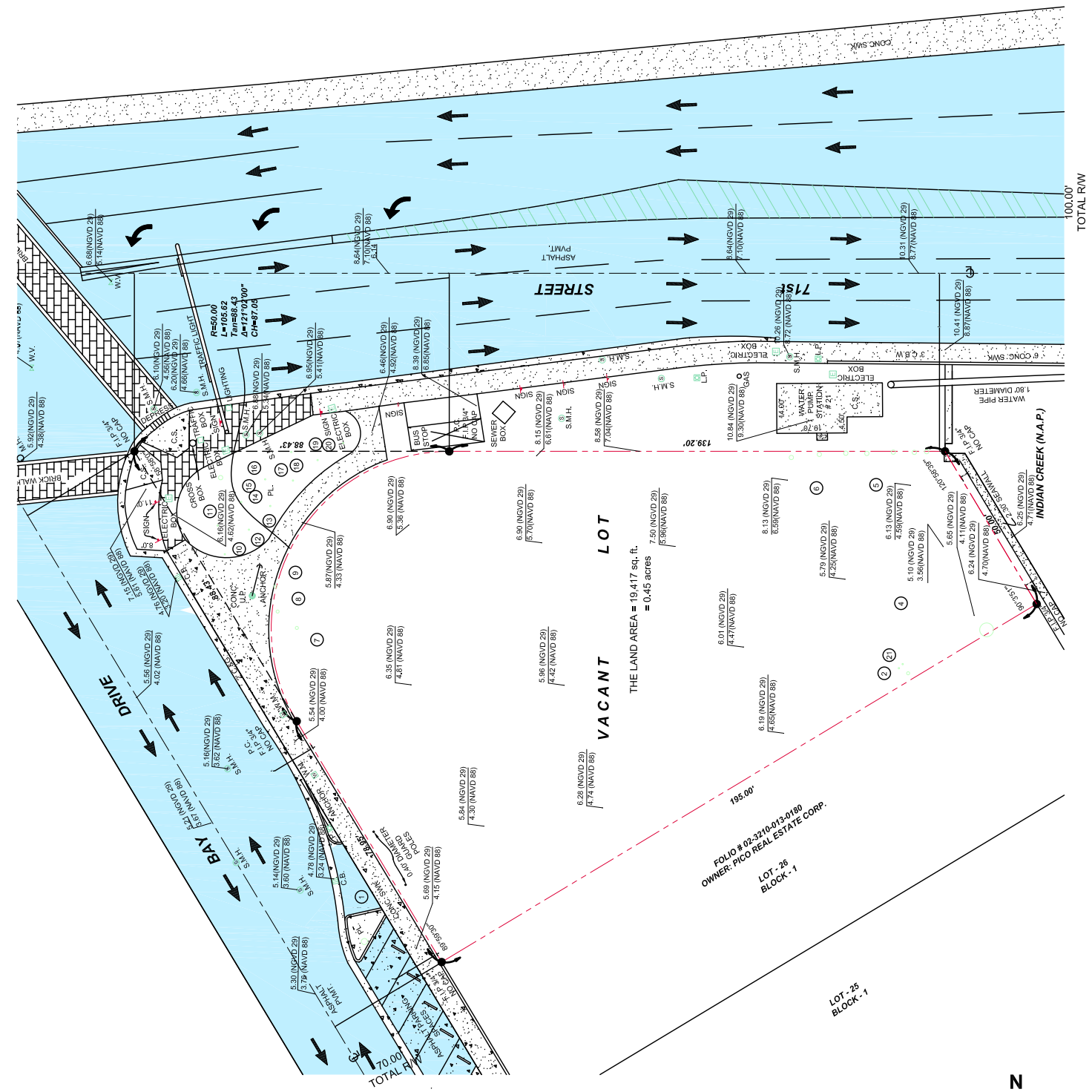
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.

FINAL SUBMITTAL 11.03.20



CONTEXT LOCATION PLAN

1/2 MILE RADIUS



SURVEY

Scale: 1"=40'-0"

STATE OF FLORIDA
ROBERT R. BISTRY
AR98091
REGISTERED ARCHITECT
3/20

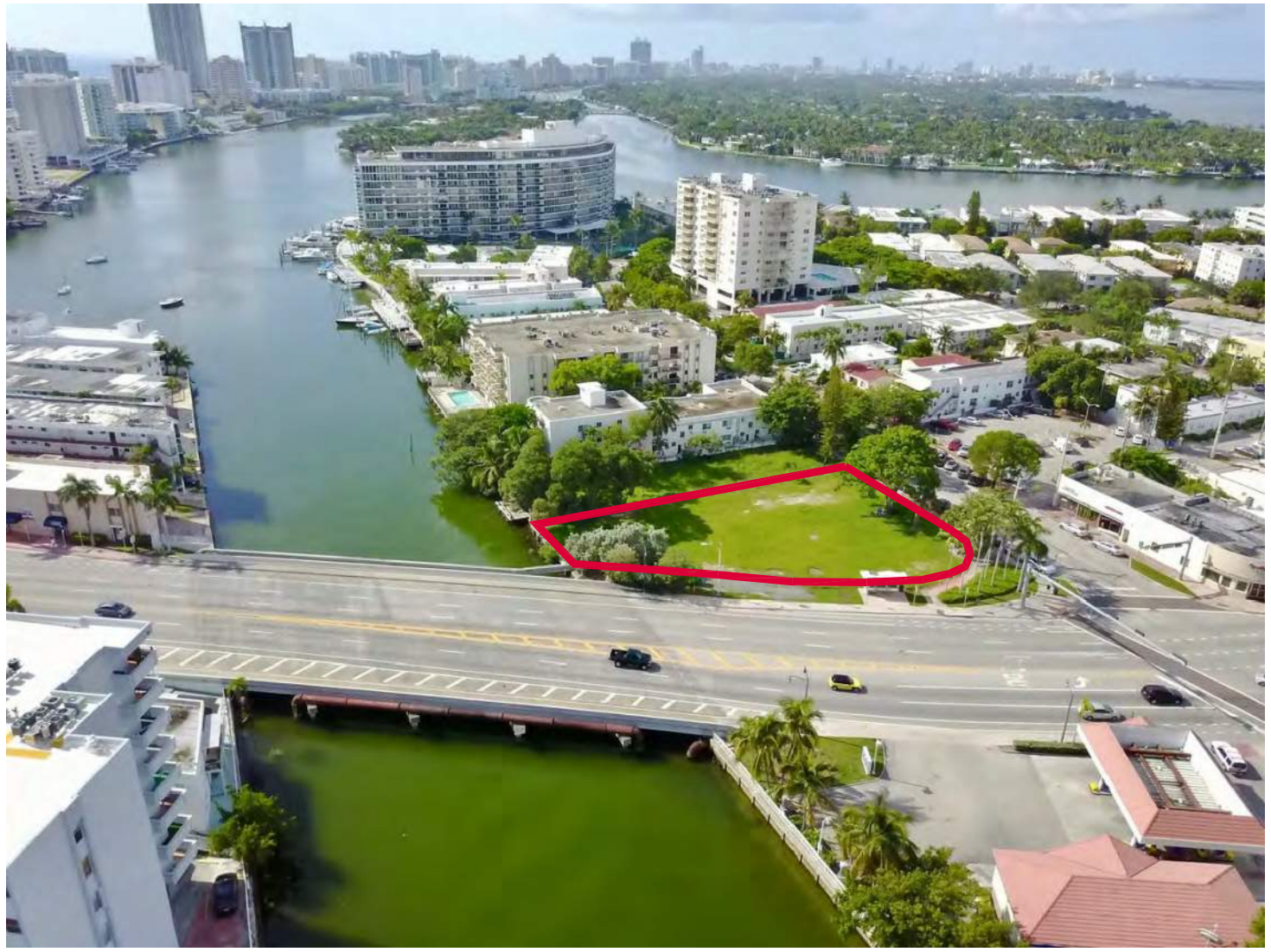
FINAL SUBMITTAL 11.03.20

BUILT FORM
ARCHITECTURE

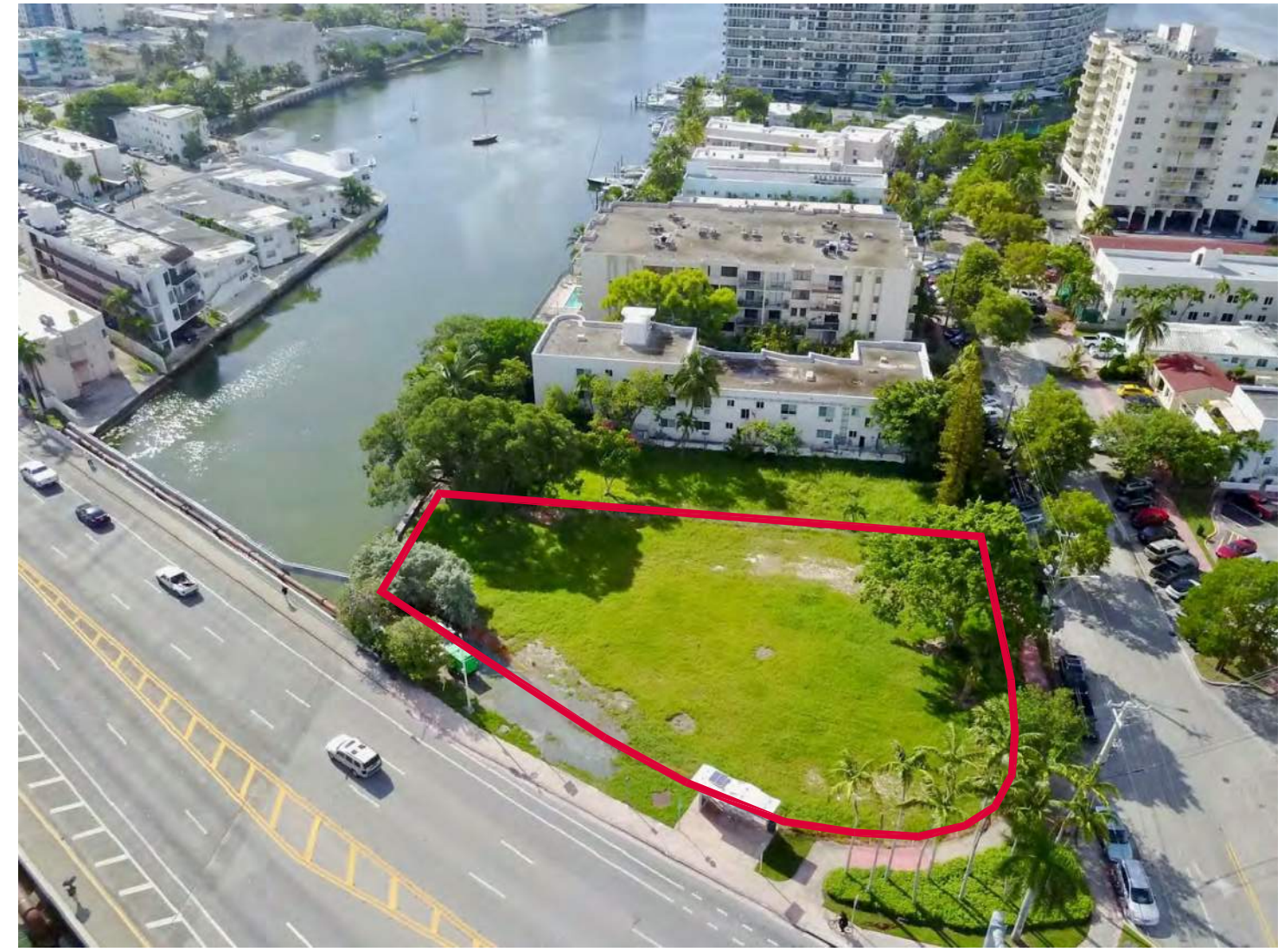
880 71st Street
PAGE 1

SITE SURVEY AND MAPS

KAHUNAH PROPERTIES



VIEW LOOKING SOUTH



AERIAL VIEW

FINAL SUBMITTAL 11.03.20

BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 1.1

SITE PHOTOS

KAHUNAH
PROPERTIES

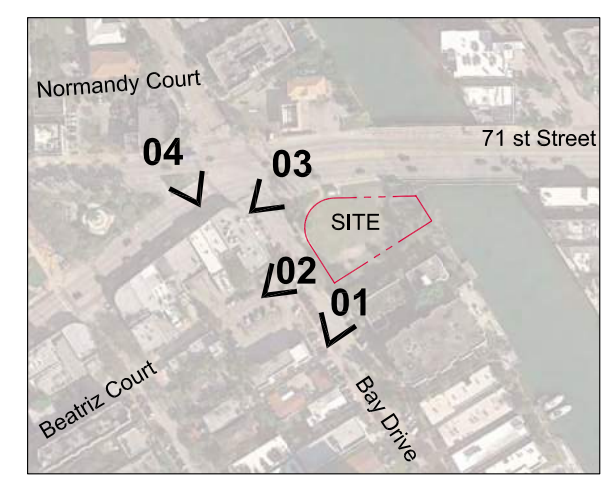
PHOTO 01

PHOTO 02

PHOTO 03

PHOTO 04

STATE OF FLORIDA
ROBERT R. BISTRY
AR98091
REGISTERED ARCHITECT
11/3/20



N

PHOTO KEY PLAN

BUILT FORM
ARCHITECTURE

FINAL SUBMITTAL 11.03.20

880 71st Street
PAGE 1.2

SITE PHOTOS

KAHUNAH
PROPERTIES

PHOTO 05

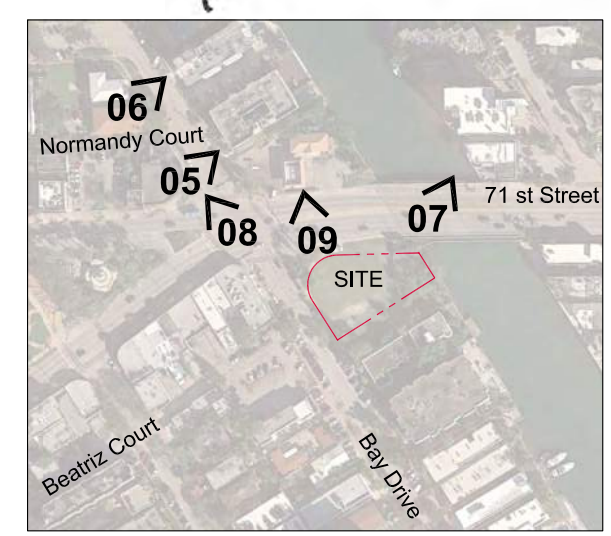
PHOTO 06

PHOTO 07

STATE OF FLORIDA
ROBERT R. BISTRY
AR98091
REGISTERED ARCHITECT

PHOTO 08

PHOTO 09



N

PHOTO KEY PLAN

BUILT FORM
ARCHITECTURE

FINAL SUBMITTAL 11.03.20

SITE PHOTOS

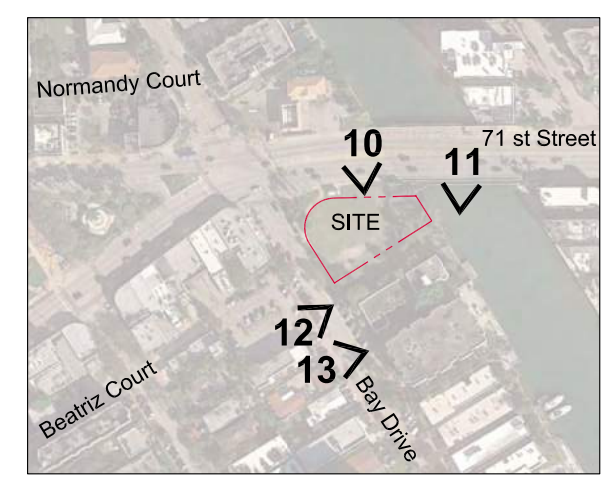
KAHUNAH
PROPERTIES

PHOTO 10

PHOTO 11

PHOTO 12

PHOTO 13



N

PHOTO KEY PLAN

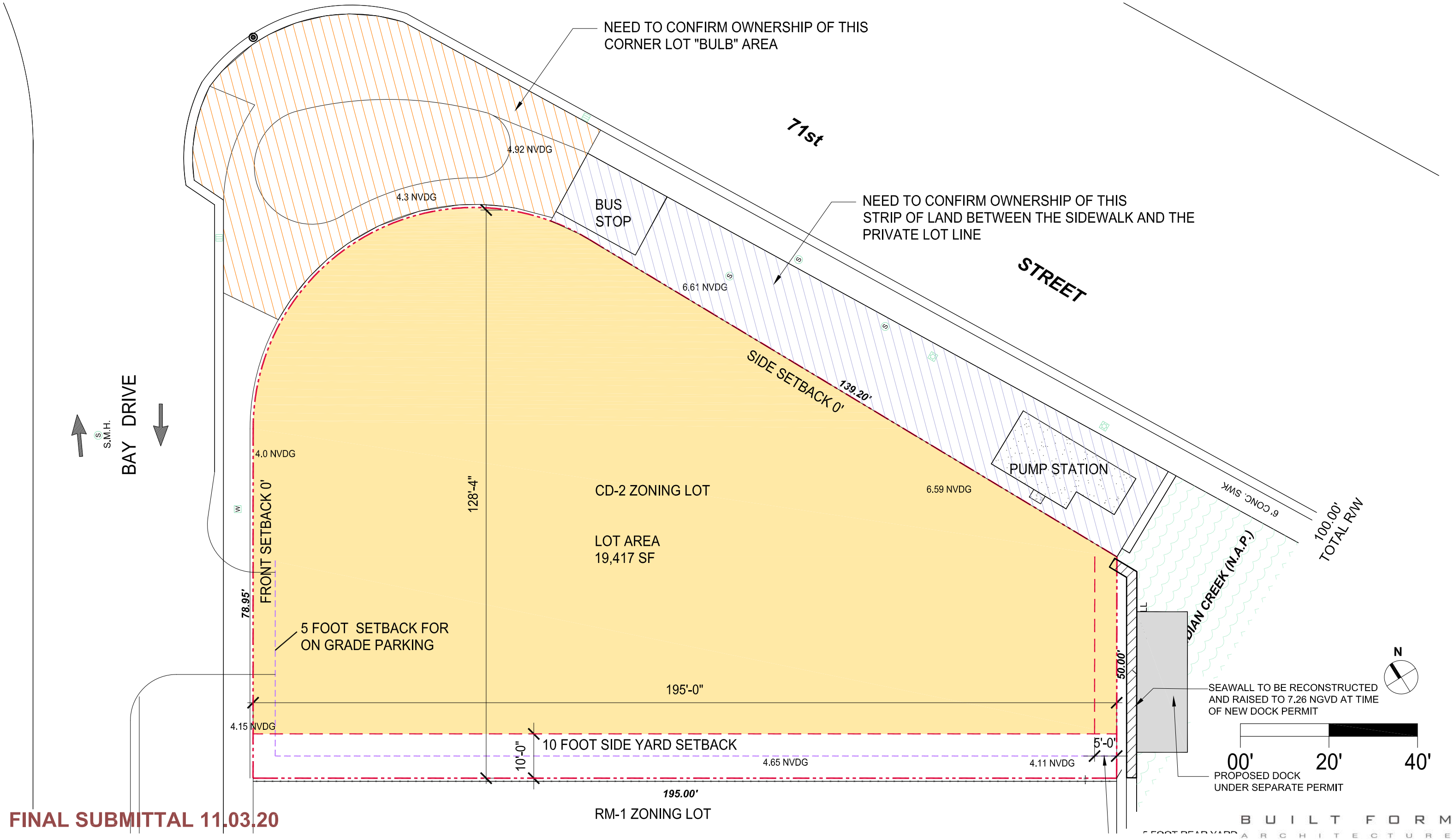
BUILT FORM
ARCHITECTURE

FINAL SUBMITTAL 11.03.20

880 71st Street
PAGE 1.4

SITE PHOTOS

KAHUNAH
PROPERTIES



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880 71st Street
PAGE 2

SITE ZONING DIAGRAM

Scale: 1"=20'-0"

KAHUNAH PROPERTIES

MIAMIBEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	880 71ST STREET		
2	Board and file numbers :	HPB-20-0431		
3	Folio number(s):			
4	Year constructed:	N/A	Zoning District:	CD-2
5	Based Flood Elevation:	8	Grade value in NGVD:	
6	Adjusted grade (Flood+Grade/2):		Lot Area:	19,417 SF
7	Lot width:	104' AVE	Lot Depth:	195'
8	Minimum Unit Size	550	Average Unit Size	788
9	Existing use:	VACANT	Proposed use:	MULTI-FAMILY / RETAIL

	Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10	Height	50		53'-8"	3'-8"
11	Number of Stories			4	NONE
12	**FAR**	38834	0	38823	NONE
13	Gross square footage			54,268	NONE
14	Square Footage by use	N/A		SEE PAGE 2.1/2.2	
15	Number of units Residential	N/A		36	
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:				
20	Side Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
	At Grade Parking:				
24	Front Setback:	5'		10'-11"	NONE
25	Side Setback:	5'		5'	NONE
26	Side Setback:	5'			
27	Side Setback facing street:	5'		42'	NONE
28	Rear Setback:	5'		95'	NONE
	Pedestal:				
29	Front Setback:	0			
30	Side Setback:	10'		10'	NONE
31	Side Setback:				NONE
32	Side Setback facing street:	0'		0'	0
33	Rear Setback:	5'		2'	3'
	Tower:				
34	Front Setback:				
35	Side Setback:				

App/PlanRev 1-16 v.1

MIAMIBEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	NONE PARKING DISTRICT NO. 4			
40	Total # of parking spaces	0	0	10	none
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions	8'-6" X 18'		8'-6" X 18'	
44	Parking Space configuration (45o, 60o, 90o, Parallel)	90			
45	ADA Spaces	1		1	
46	Tandem Spaces				
47	Drive aisle width	22'		23'	
48	Valet drop off and pick up				
49	Loading zones and Trash collection areas	1		1	
50	Bicycle parking, location and Number of racks	40		40	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property				
53	Number of seats inside				
54	Total number of seats				
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56	Total occupant content				
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

58	Proposed hours of operation	
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	
61	Is this a contributing building?	Yes or No
62	Located within a Local Historic District?	YES
	Additional data or information must be presented in the format outlined in this section	

Notes:
If not applicable write N/A

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AR98091
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11/3/20

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T F O R M
A R C H I T E C T U R E

880 71st Street
PAGE 3

ZONING DATA SUMMARY

KAHUNAH
PROPERTIES

880 - 71ST STREET

UPDATED 9.21.20

	FLOOR LEVEL	CITY ORDINANCE GSF CALC	GSF	FAR AREA CALC	BALCONIES	UNDERBUILDING ON GRADE	AMENITY ROOF & PATIO	RESIDENTIAL RSF	UNITS	tower core corridor / elevator	EFF	RESIDENTIAL SUPPORT	BASE BOH	RETAIL	PARKING GSF	PARKING CARS	
1	LOBBY / RETAIL	13090	5800	5800		7290	3322					1363	970	3650	5,575	10	
2	TYPICAL RESIDENTIAL FLOOR	12528	10781	10781	1747			9,450	12	1,331	87.7%						
3	TYPICAL RESIDENTIAL FLOOR	12528	10781	10781	1747			9,450	12	1,331	87.7%						
4	TYPICAL RESIDENTIAL FLOOR	12528	10781	10781	1747			9,450	12	1,331	87.7%						
R	ROOF DECK	3594	680	680			2914										
	TOTALS	**54,268**	**38,823**	**38,823**	**5,241**		**6,236**	**28,350**	**36**	**3,993**		**1,363**	**970**	**3,650**	**5,575**	**10**	**-**
	RESIDENTIAL AVERAGE RSF	**788**															
	ALLOWABLE FAR	**38834**															
	AVAILABLE FAR	**11**			**82.4%**												

NOTE: COLUMN D = ALL ENCLOSED FLOORS AREA, PLUS ALL BALCONIES, PLUS ROOF AMENITY AREA, PLUS ALL AREA ON GRADE BELOW THE BUILDING

NOTE: THE RESIDENTIAL AREA INCLUDES 28,350 = 73% OF THE PROJECT AREA
THIS IS COMPLIANCE WITH MINIMUM 25% AREA ALLOCATION TO RESIDENTIAL PROGRAM FOR FAR 2.0

STATE OF FLORIDA
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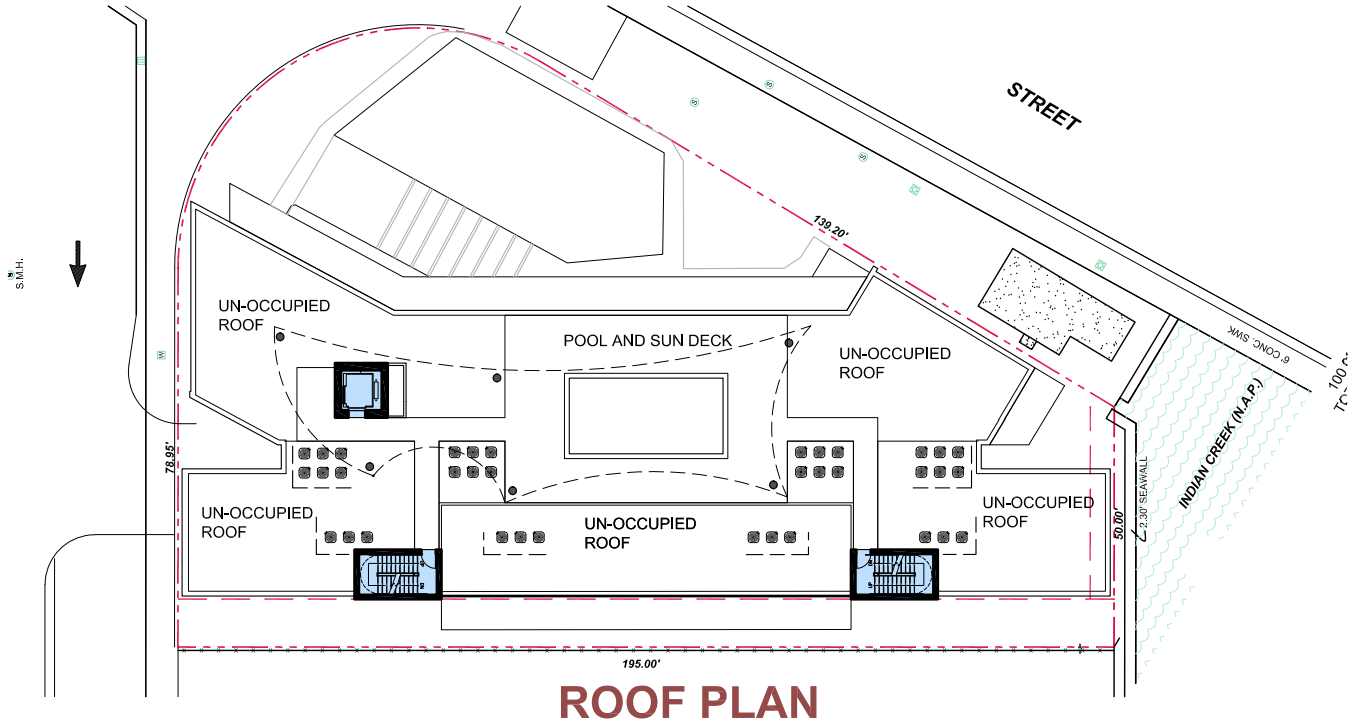
BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 4

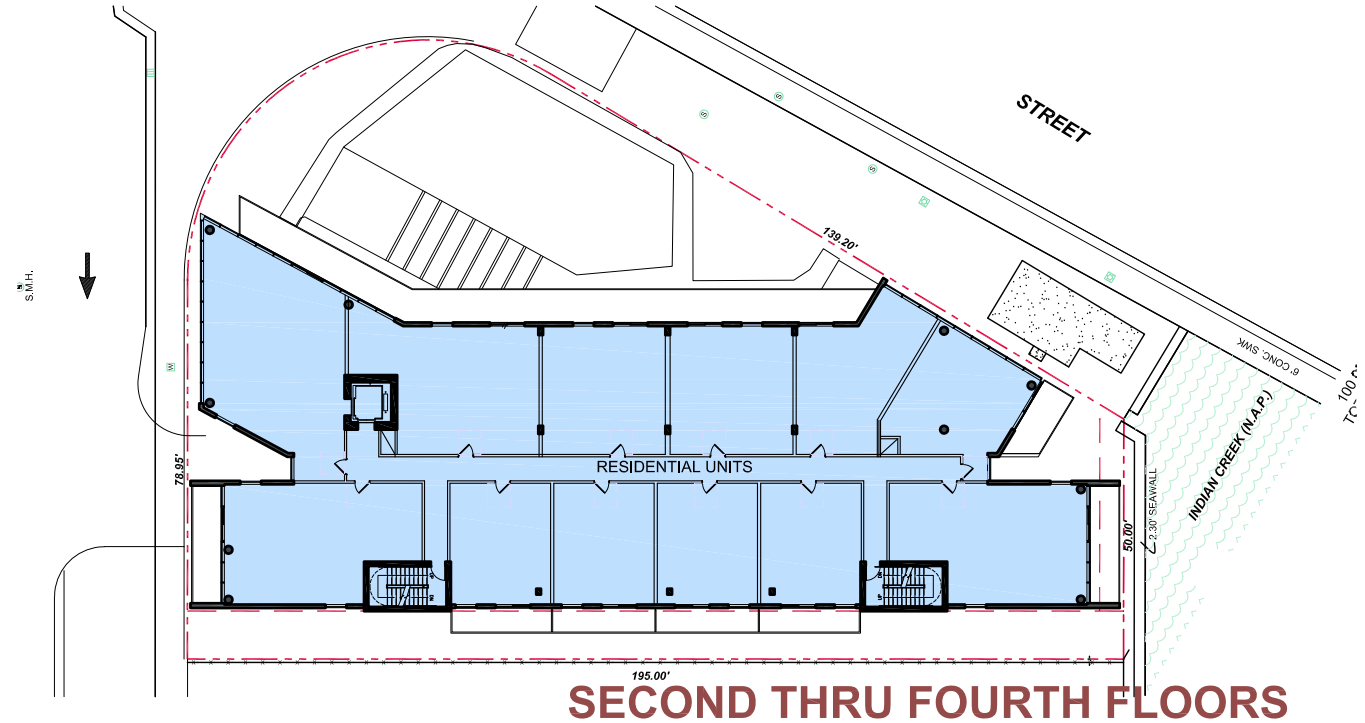
PROGRAM AREAS

KAHUNAH
PROPERTIES



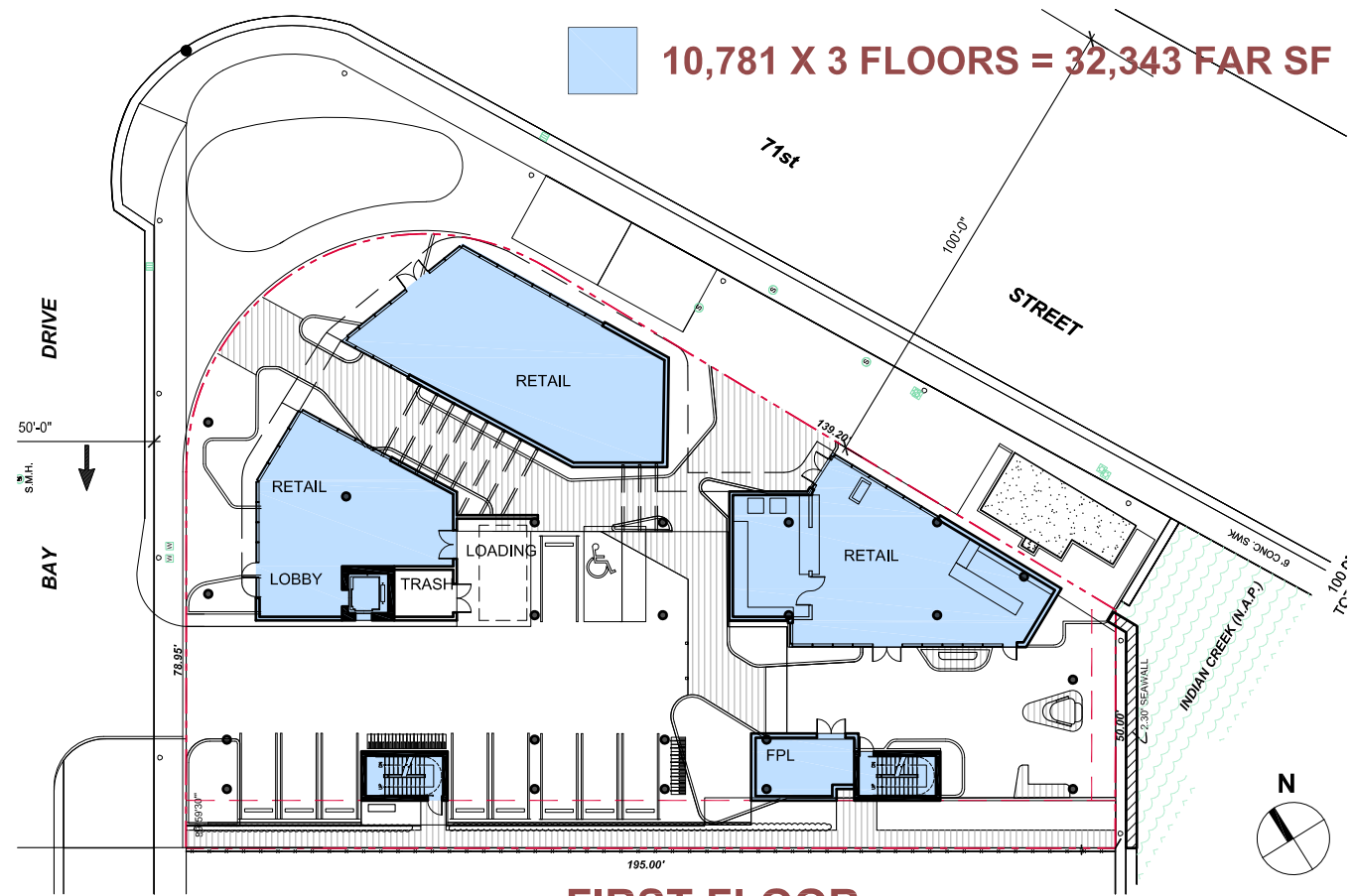
ROOF PLAN

680 FAR SF



SECOND THRU FOURTH FLOORS

10,781 X 3 FLOORS = 32,343 FAR SF



FIRST FLOOR

5,800 FAR SF

STATE OF FLORIDA
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11/3/20

FAR SUMMARY

FIRST FLOOR	5,800 SF
SECOND FLOOR	10,781 SF
THIRD FLOOR	10,781 SF
FOURTH FLOOR	10,781 SF
ROOF	680 SF
TOTAL	38,823 SF
ALLOWABLE FAR	38,834 SF
AVAILABLE FAR	11 SF

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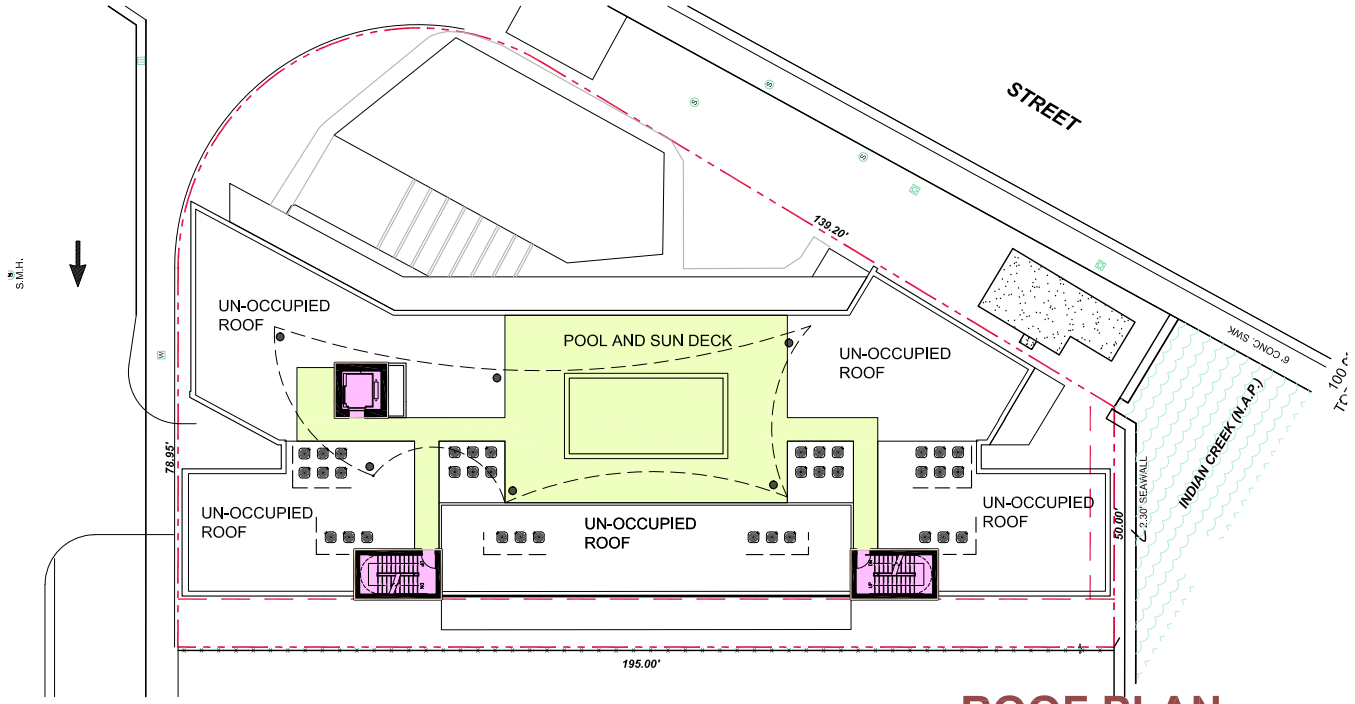
BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 5

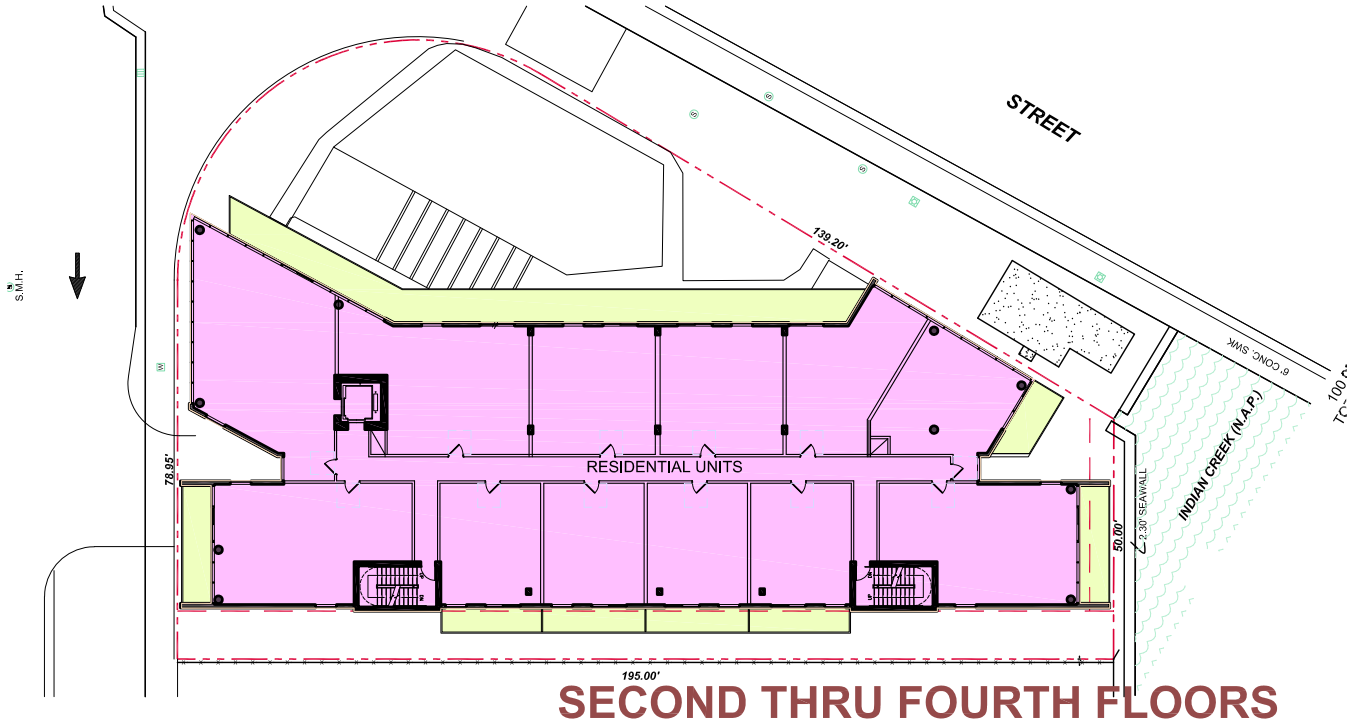
FAR DIAGRAMS

Scale: 1"=40'-0"

KAHUNAH PROPERTIES



ROOF PLAN



SECOND THRU FOURTH FLOORS

GSF SUMMARY

FLOOR 1

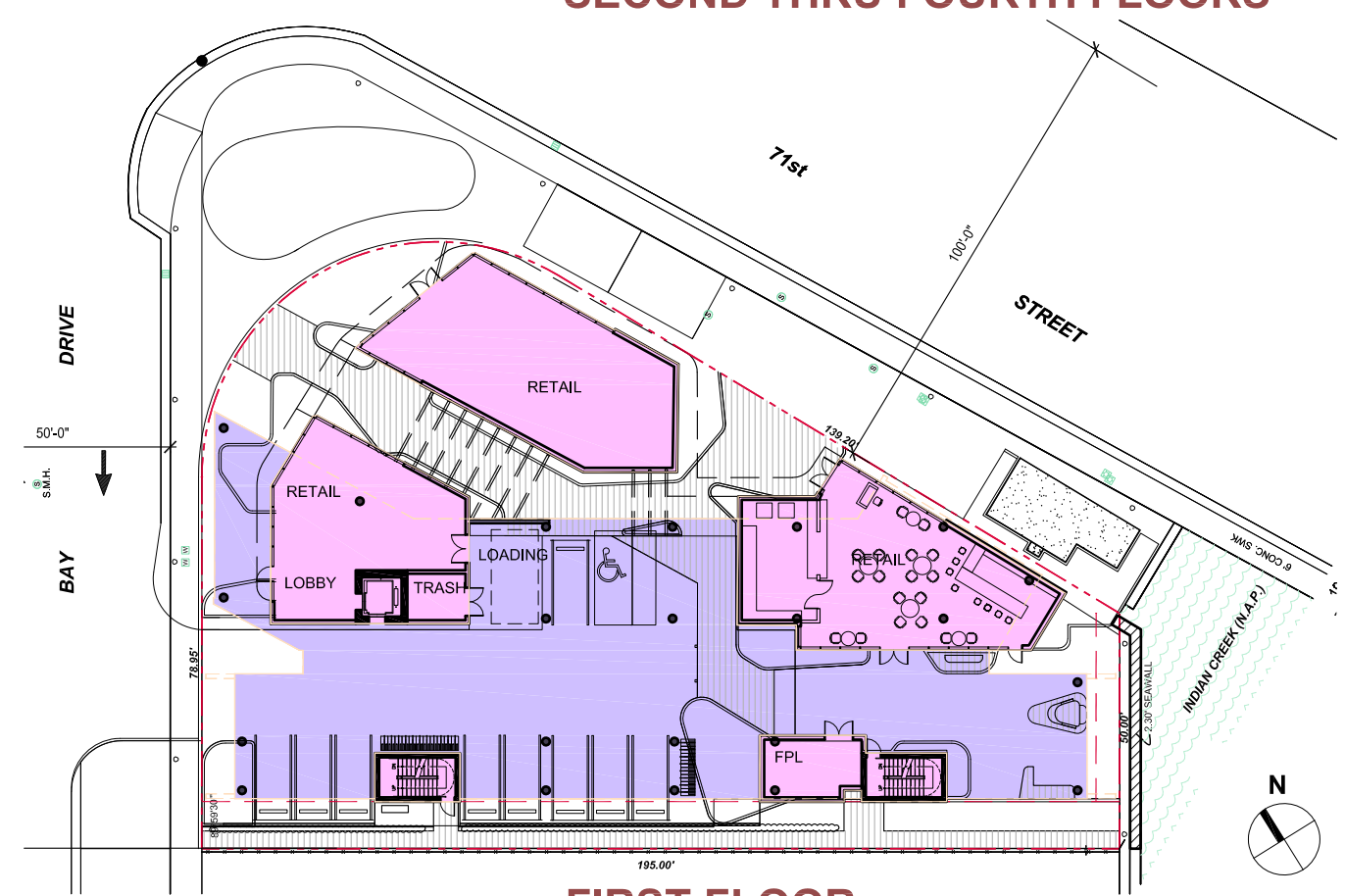
GROSS BUILDING AREA	5,800 SF
GROSS GROUND LEVEL UNDER STRUCTURE	7,290 SF
TOTAL GROUND LEVEL = 13,090 SF	

FLOORS 2,3,4

GROSS BUILDING AREA	10781 X 3 = 32,343 SF
GROSS BALCONY AREA	1747 X 3 = 5,241 SF
TOTAL LEVELS 2,3,4	= 37,584 SF

ROOF

GROSS BUILDING AREA	680 SF
GROSS TERRACE AREA	2914 SF



FIRST FLOOR

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TOTAL BUILDING 54,268 GSF

BUILT FORM
ARCHITECTURE

880 71st Street
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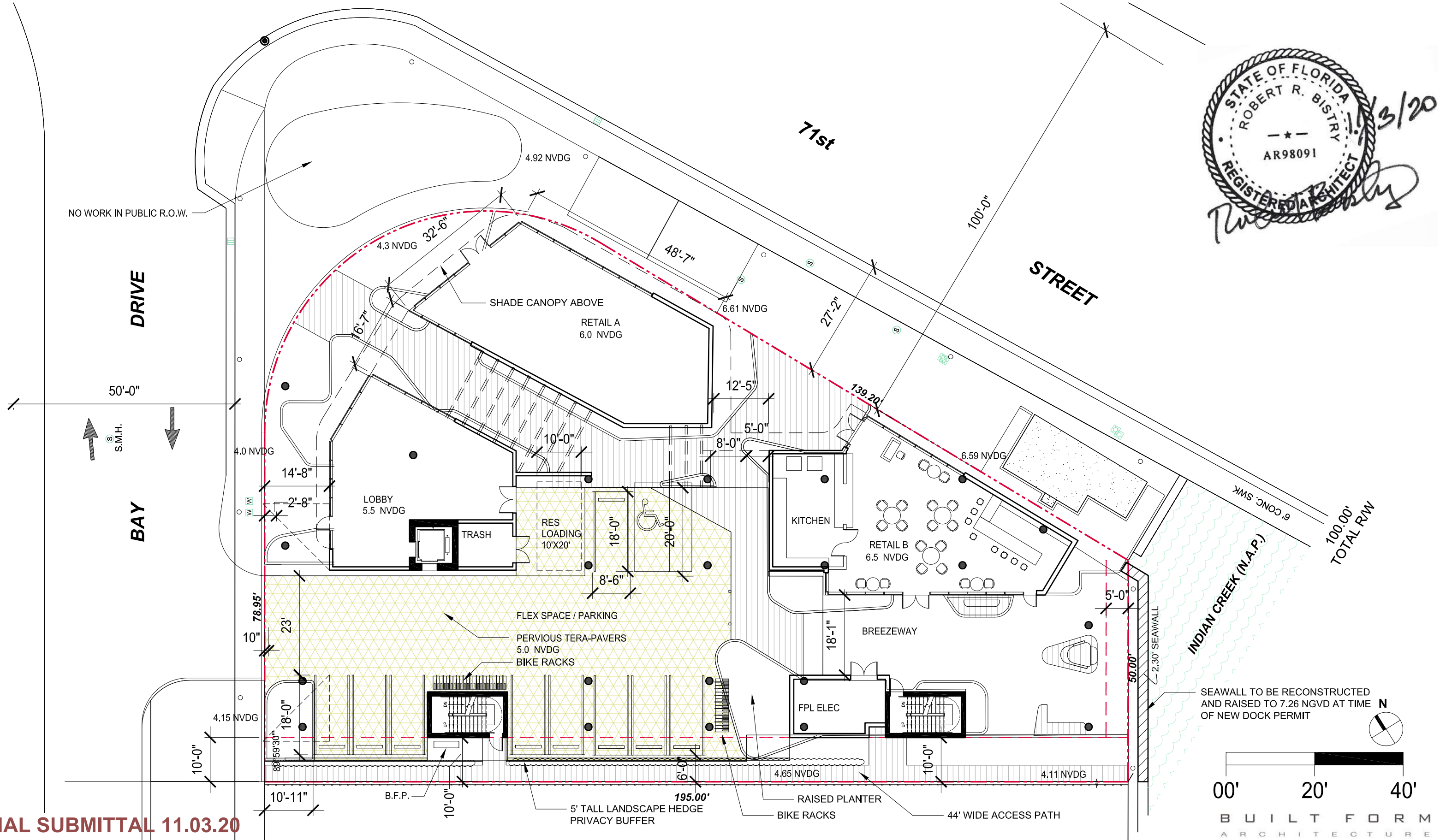
GROSS AREA DIAGRAMS

Scale: 1"=40'-0"

KAHUNAH PROPERTIES



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3/20

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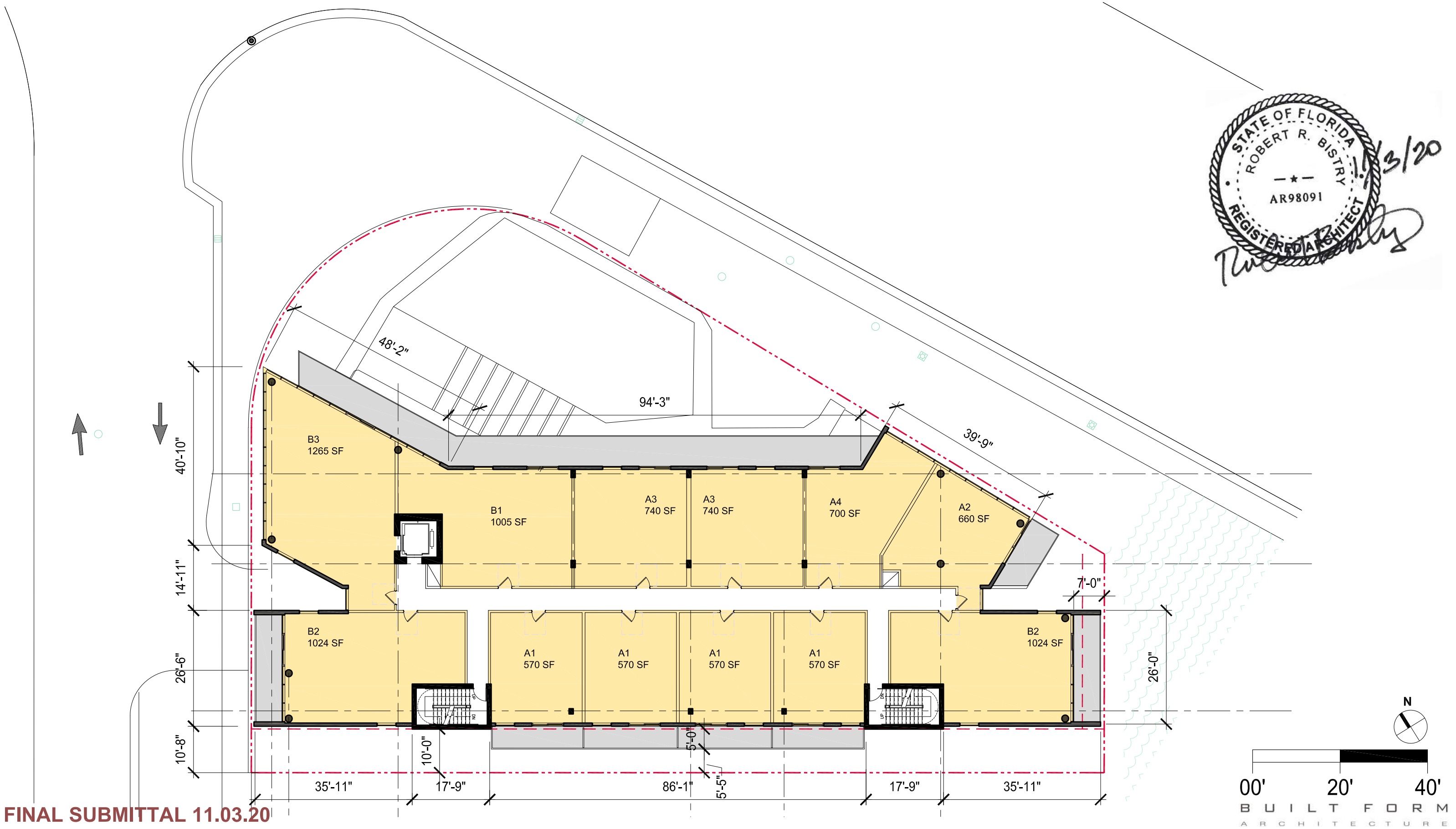
880 71st Street
PAGE 7

Site Plan / First Floor Plan

Scale: 1"=20'-0"

KAHUNAH PROPERTIES



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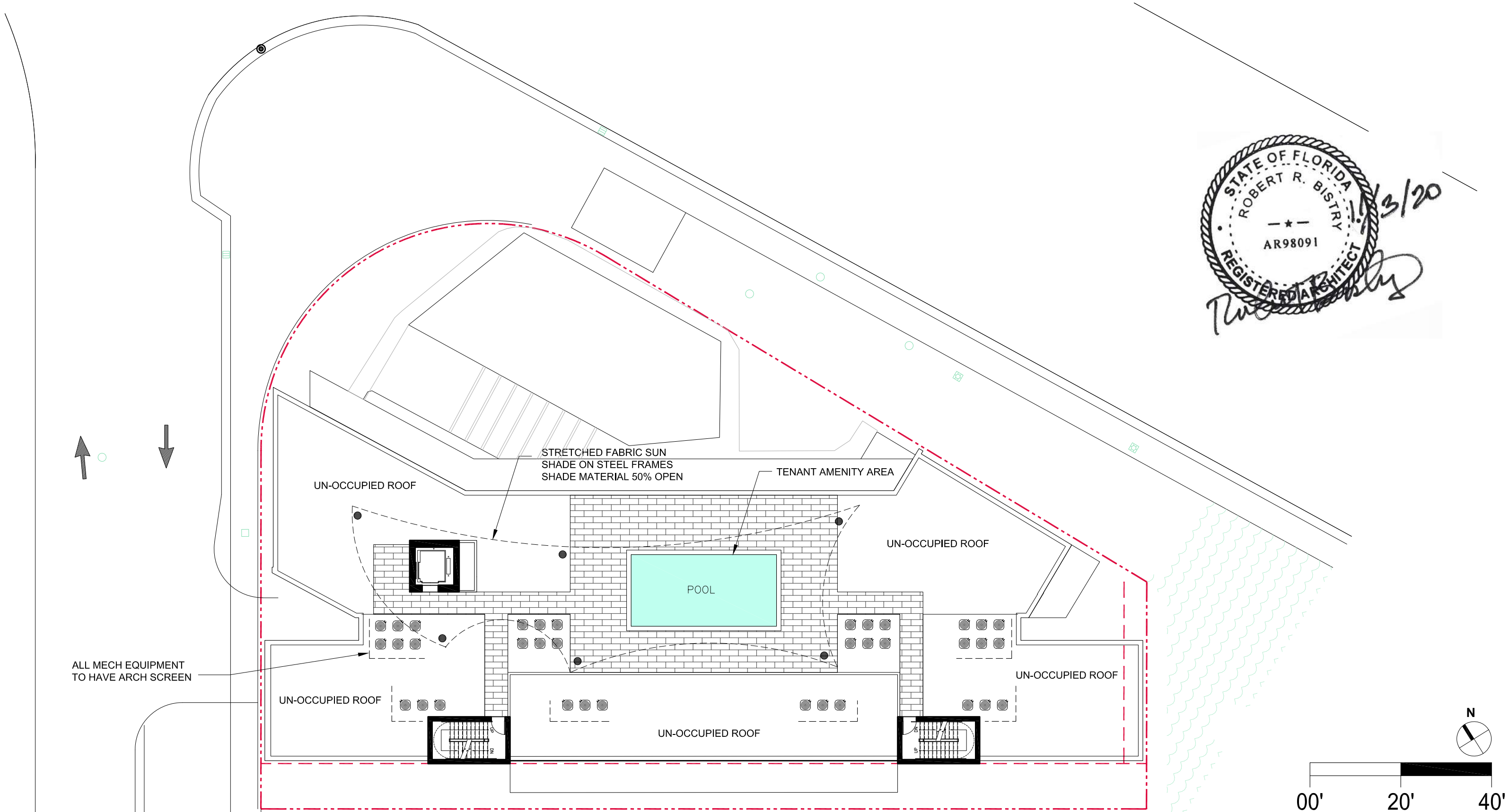
880 71st Street
PAGE 8

Second thru Fourth Floor Plans

Scale: 1"=20'-0"

KAHUNAH PROPERTIES



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BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 9

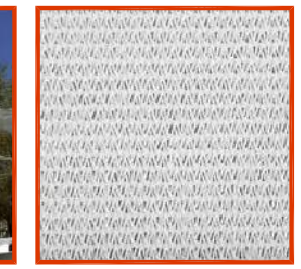
Roof Plan
Scale: 1"=20'-0"

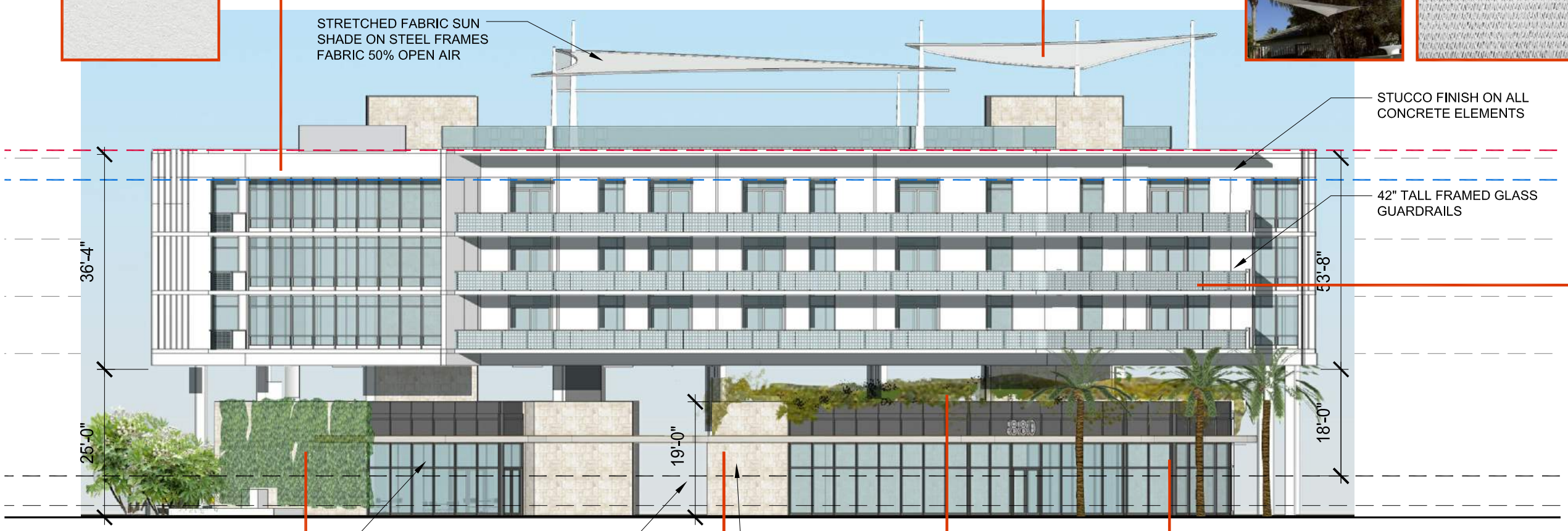
KAHUNAH
PROPERTIES

STUCCO FINISHES

STRETCHED FABRIC SUN SHADE

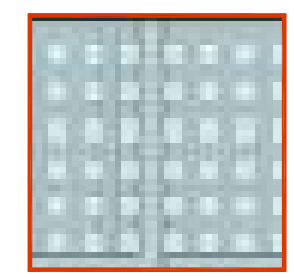
FABRIC 50% OPEN AIR





ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS

GLASS RAIL W/ FRIT PATTERN

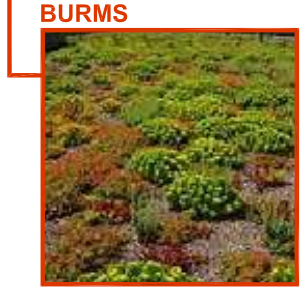


NORTH ELEVATION

VINE WALLS LIVING WALLS

FLORIDA KEYSTONE CORAL

GREEN ROOF BURMS



PAINTED ALUMINUM STOREFRONT SYSTEMS

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ROBERT R. BISTRY
AR98091
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11/3/20

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00' 20' 40'

BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 10

CONCEPT ELEVATIONS

Scale: 1"=20'-0"

KAHUNAH PROPERTIES

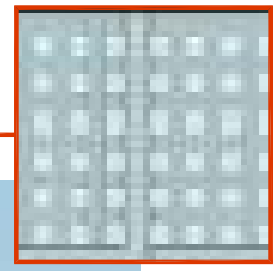
STRETCHED FABRIC SUN SHADE

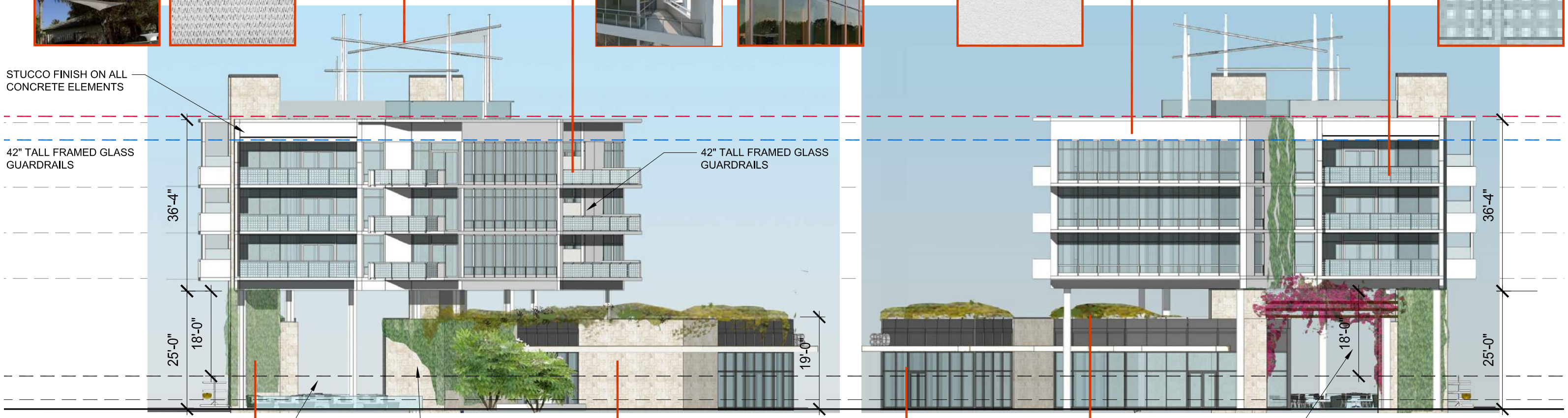
FABRIC 50% OPEN AIR

ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS

STUCCO FINISHES

GLASS RAIL W/ FRIT PATTERN





EAST ELEVATION

WEST ELEVATION

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ROBERT R. BISTRY
AR98091
REGISTERED ARCHITECT
11/3/20

VINE WALLS LIVING WALLS

FLORIDA KEYSTONE CORAL

PAINTED ALUMINUM STOREFRONT SYSTEMS

GREEN ROOF BURMS

00' 20' 40'

BUILT FORM ARCHITECTURE

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880 71st Street
PAGE 11

CONCEPT ELEVATIONS

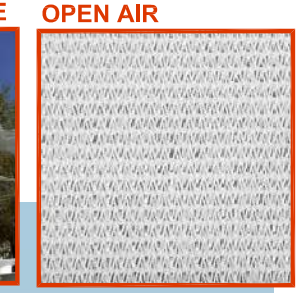
Scale: 1"=20'-0"

KAHUNAH PROPERTIES

STUCCO FINISHES

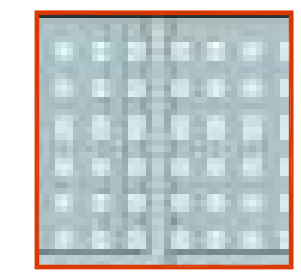
STRETCHED FABRIC SUN SHADE

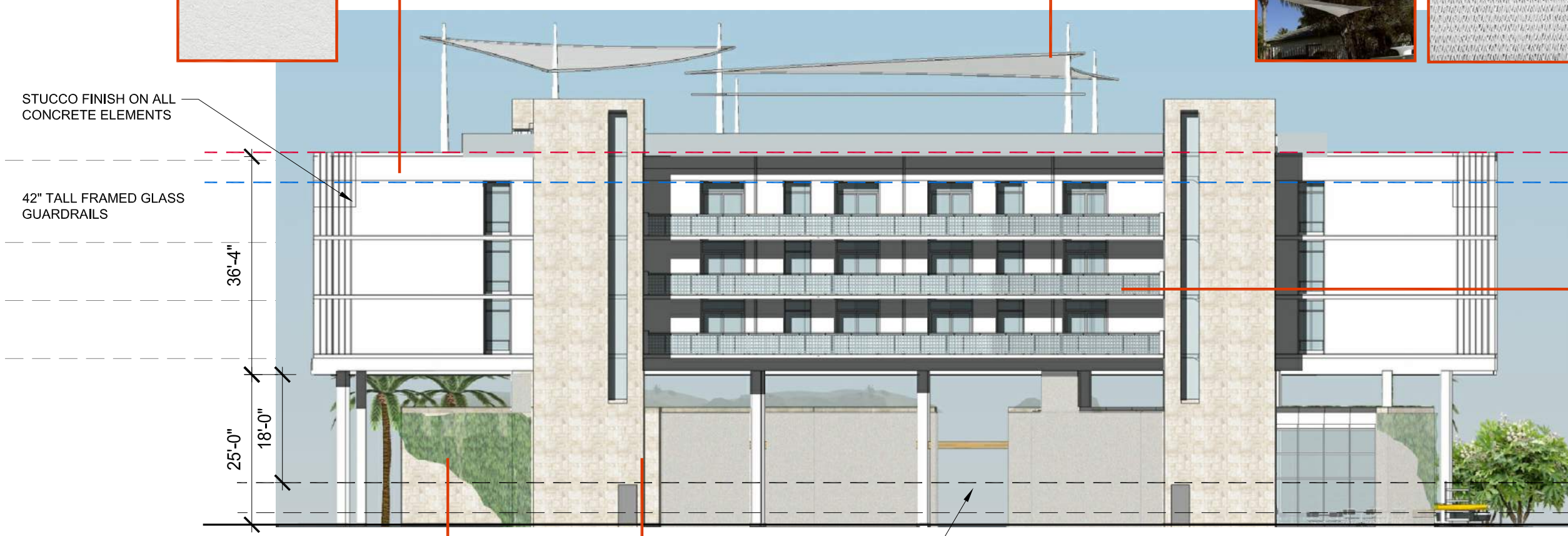
FABRIC 50% OPEN AIR



ANODIZED ALUM & GLASS WINDOW-WALL AND BALCONY RAILS

GLASS RAIL W/ FRIT PATTERN





SOUTH ELEVATION

VINE WALLS LIVING WALLS

FLORIDA KEYSTONE CORAL

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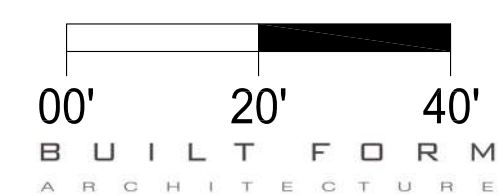
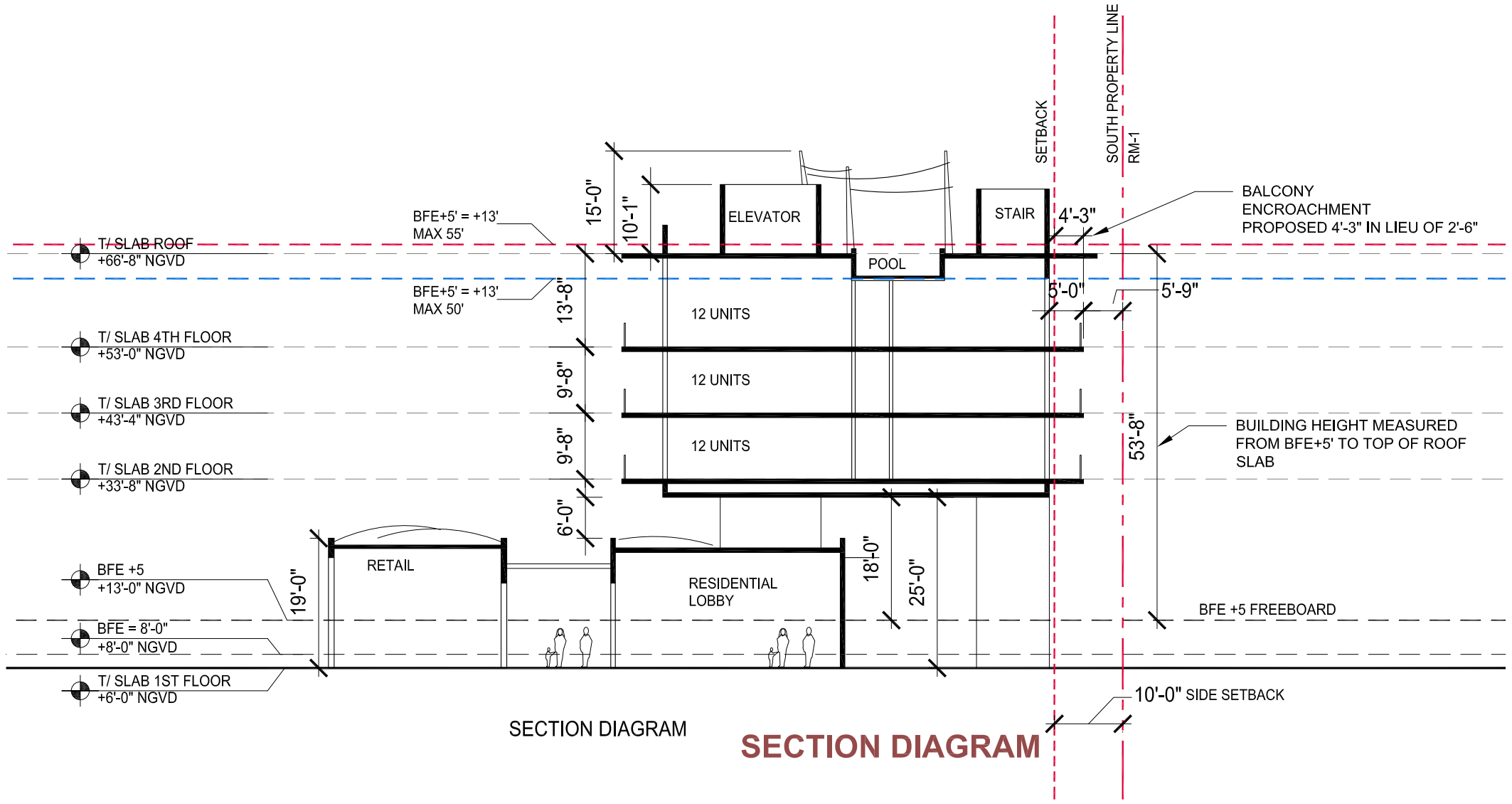


880 71st Street
PAGE 12

CONCEPT ELEVATIONS

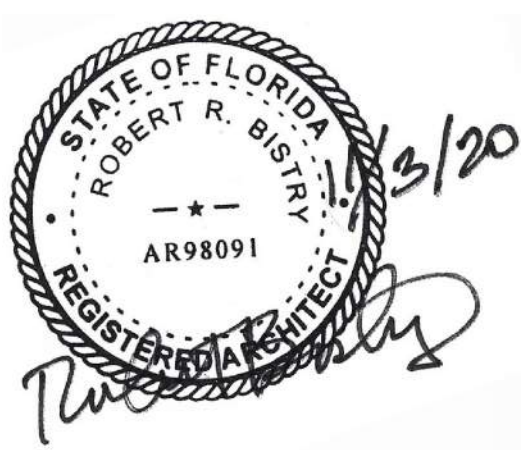
Scale: 1"=20'-0"

KAHUNAH PROPERTIES



SECTION DIAGRAM

SECTION DIAGRAM



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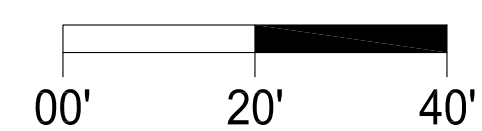

BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 13

CONCEPT ELEVATIONS

Scale: 1"=20'-0"

KAHUNAH
PROPERTIES

STATE OF FLORIDA
ROBERT R. BISTRY
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11/3/20

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BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 14

CONCEPT MASSING

KAHUNAH
PROPERTIES

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BUILT FORM
ARCHITECTURE

CONCEPT MASSING

KAHUNAH
PROPERTIES

STATE OF FLORIDA
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REGISTERED ARCHITECT

3/20

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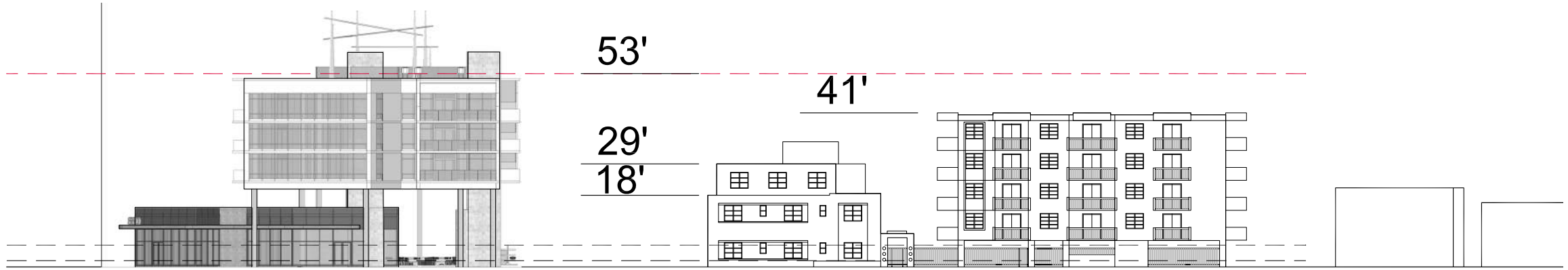
BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 16

CONCEPT MASSING

KAHUNAH
PROPERTIES

BAY DRIVE WEST STREET ELEVATION



ENLARGED ELEVATION

ALL HEIGHTS AS MEASURED FROM BFE +5'

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BUILT FORM
ARCHITECTURE

880 71st Street
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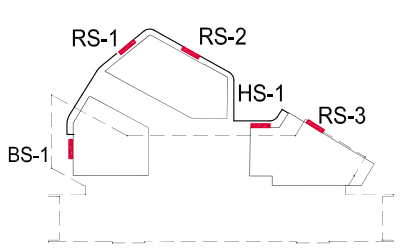
CONTEXT STREET ELEVATION

KAHUNAH
PROPERTIES

NORTH ELEVATION
71 st STREET FRONTAGE

WEST ELEVATION
BAY DRIVE STREET FRONTAGE

STATE OF FLORIDA
ROBERT R. BISTRY
AR98091
REGISTERED ARCHITECT
11/3/20



SIGN KEY PLAN

RETAIL AND BUILDING ADDRESS SIGNS TO BE PAINTED ALUMINUM RAISED LETTERS

ALL SIGNS TO BE SUBMITTED FOR PERMIT AT FUTURE DATE

HISTORICAL MARKER PLAQUE SIGN TO BE ENGRAVED STONE PANEL WITH SS INSET LETTERS

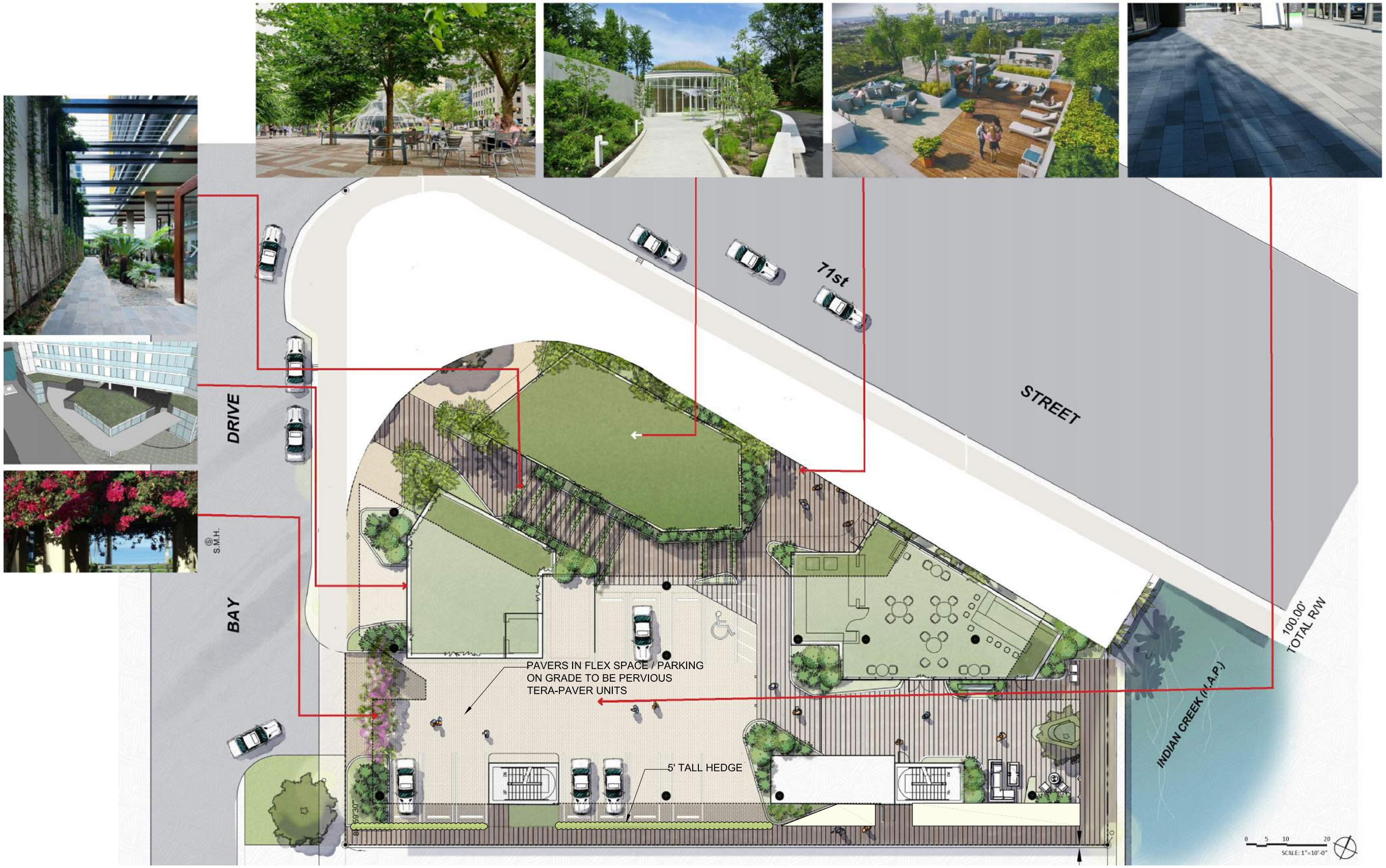
FINAL SUBMITTAL 11.03.20

BUILT FORM
ARCHITECTURE

SCHEMATIC SIGNAGE PROGRAM

Scale: 1"=10'-0"

KAHUNAH PROPERTIES



FINAL SUBMITTAL 11.03.20

BUILT FORM
ARCHITECTURE

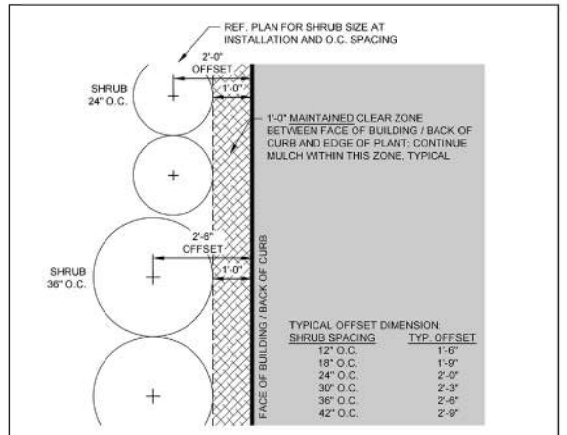
880 71st Street
PAGE 19

LANDSCAPE PLAN

Scale: 1"=20'-0"

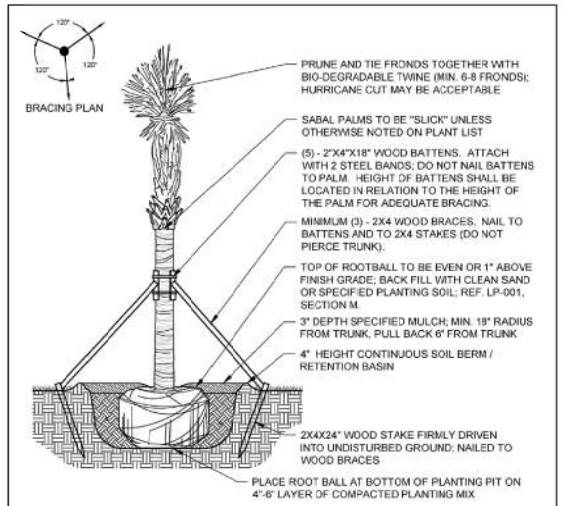
KAHUNAH
PROPERTIES

NOTE:
- REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
- ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.



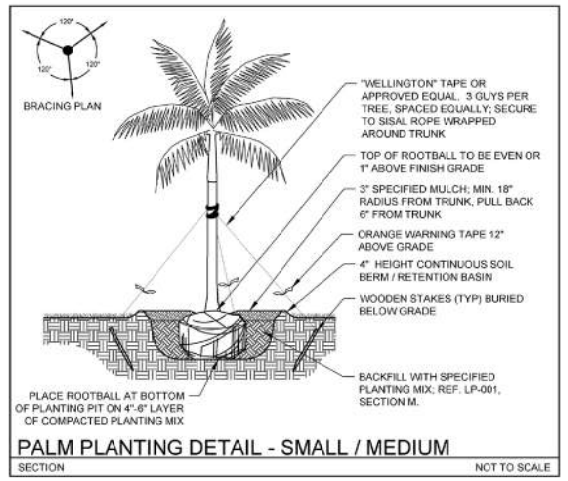
TYPICAL SHRUB OFFSET AT BUILDING / CURB

SECTION NOT TO SCALE



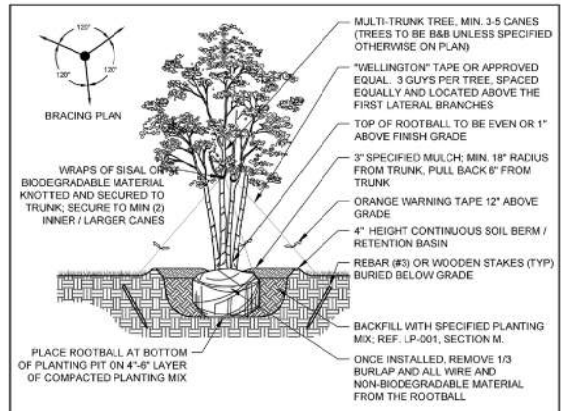
SABAL PALM PLANTING DETAIL

SECTION NOT TO SCALE



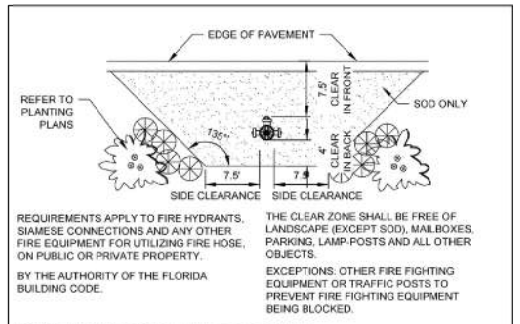
PALM PLANTING DETAIL - SMALL / MEDIUM

SECTION NOT TO SCALE



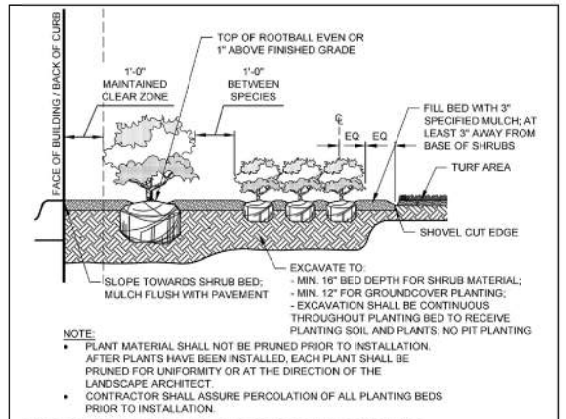
TREE PLANTING DETAIL - MULTI-TRUNK

SECTION NOT TO SCALE



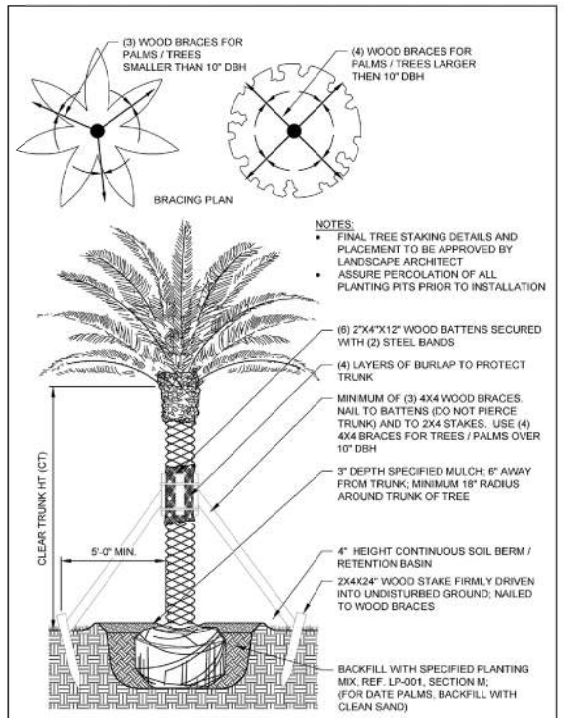
FIRE HYDRANT CLEAR ZONE

PLAN NOT TO SCALE



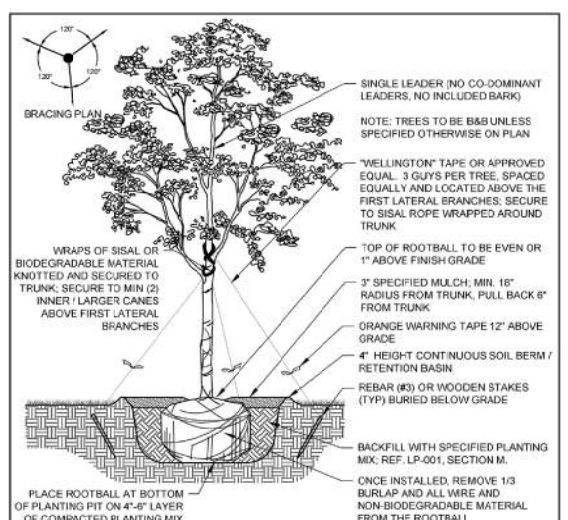
SHRUB AND GROUNDCOVER PLANTING

SECTION NOT TO SCALE



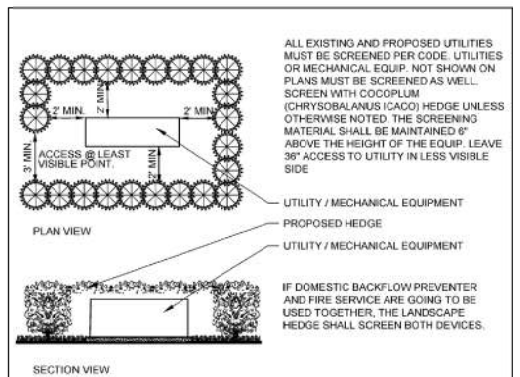
LARGE TREE / PALM PLANTING DETAIL

SECTION NOT TO SCALE



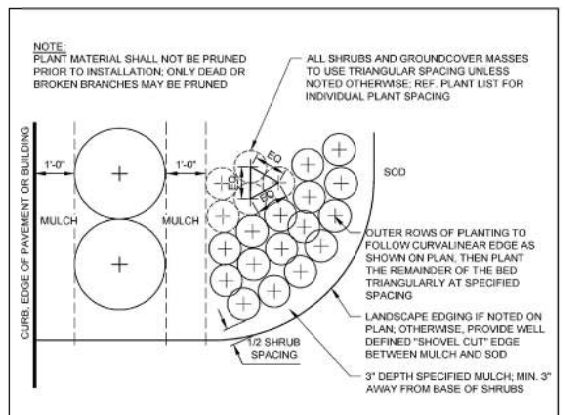
TREE PLANTING DETAIL - SINGLE TRUNK

SECTION NOT TO SCALE



TYPICAL SCREEN FOR UTILITIES / MECH. EQUIP

PLAN / SECTION NOT TO SCALE



SHRUB AND GROUNDCOVER PLANTING

PLAN NOT TO SCALE

KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.:

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

880 71ST ST, MIAMI BEACH

SCALE:	AS NOTED
DATE ISSUED:	
DRAWN BY:	JR
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW

PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

LP-501

BUILT FORM ARCHITECTURE

FINAL SUBMITTAL 11.03.20

880 71st Street
PAGE 20

LANDSCAPE AT CORNER 71ST / BAY DRIVE
Scale: 1"=20'-0"

KAHUNAH PROPERTIES

880 71st Street

Miami Beach, Florida 33140

prepared for:

Kahuna Properties

traffic statement

TRAFTECH ENGINEERING, INC.

September 2020

TRAFTECH
ENGINEERING, INC.

September 21, 2020

Mr. Matis N. Cohen
Kahuna Properties
880 71st Street
Miami Beach, Florida 33140

Re: 880 71st Street – Traffic Statement

Dear Matis:

Traf Tech Engineering, Inc. has prepared this traffic memorandum in connection with a proposed residential project planned to be located at 880 71st Street in the City of Miami Beach in Miami-Dade County, Florida. The subject residential project will consist of 36 residential units and 14 parking spaces including one handicap parking stall. Bicycle racks for 40 bicycles is also proposed. Retail spaces (3,650 square feet) to primarily serve future residents of the project is also included. The site is currently vacant. The proposed site plan for the 36-unit development is contained in Attachment A. This traffic memorandum addresses the following topics:

- Trip Generation and Trip Distribution
- Traffic Circulation and Driveway Volumes

Trip Generation and Trip Distribution

A trip generation analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions.

According to ITE's *Trip Generation Manual (10th Edition)*, the trip generation equations used for the analyses are presented below:

<u>Multifamily Mid Rise (ITE Land Use 221)</u>
Daily Trips

$T = 5.44 (X)$

Where T = average daily vehicle trip ends and X = number of units

AM Peak Hour

T = 0.36 (X) with 26% inbound and 74% outbound
Where T = AM peak hour trip ends and X = number of units

PM Peak Hour

T = 0.44 (X) with 61% inbound and 39% outbound
Where T = PM peak hour trip ends and X = number of units

<u>Retail (ITE Land Use 820)</u>

Daily Trips

T = 37.75 (X)
Where T = average daily vehicle trip ends and X = 1,000 square feet

AM Peak Hour

T = 0.94 (X) with 62% inbound and 38% outbound
Where T = AM peak hour trip ends and X = 1,000 square feet

PM Peak Hour

T = 3.81 (X) with 48% inbound and 52% outbound
Where T = PM peak hour trip ends and X = 1,000 square feet

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the proposed residential/retail development. The results of this effort are documented in Table 1.

As shown in Table 1, the proposed 36-unit residential development generates approximately 334 daily trips, approximately 16 AM peak hour trips (5 inbound and 11 outbound) and approximately 30 trips during the typical afternoon peak hour (17 inbound and 13 outbound). No deduction was applied to account for internal capture (conservative approach).

The trip distribution for the project was based on Miami-Dade County's Cardinal Distribution data base for the years 2015 and 2045 for TAZ 625, which is applicable to the site location. Based on the distribution for TAZ 625, approximately 30% of the vehicle trips will arrive/depart to and from the east and 70% will travel to and from the west. The project's trip distribution is shown in Figure 1.

Traffic Circulation and Geometry

As shown in the site plan contained in Attachment A, the traffic circulation consists of a 23-foot two-way driveway on Bay Drive East. Within the parking area, 14 parking spaces are provided including one parking stall for handicap vehicles. Additionally, a 10 feet x 20 feet residential loading space is provided.

Queuing

No gates are proposed and therefore, queuing is not anticipated to be an issue with this development.

Please give me a call if you have any questions.

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

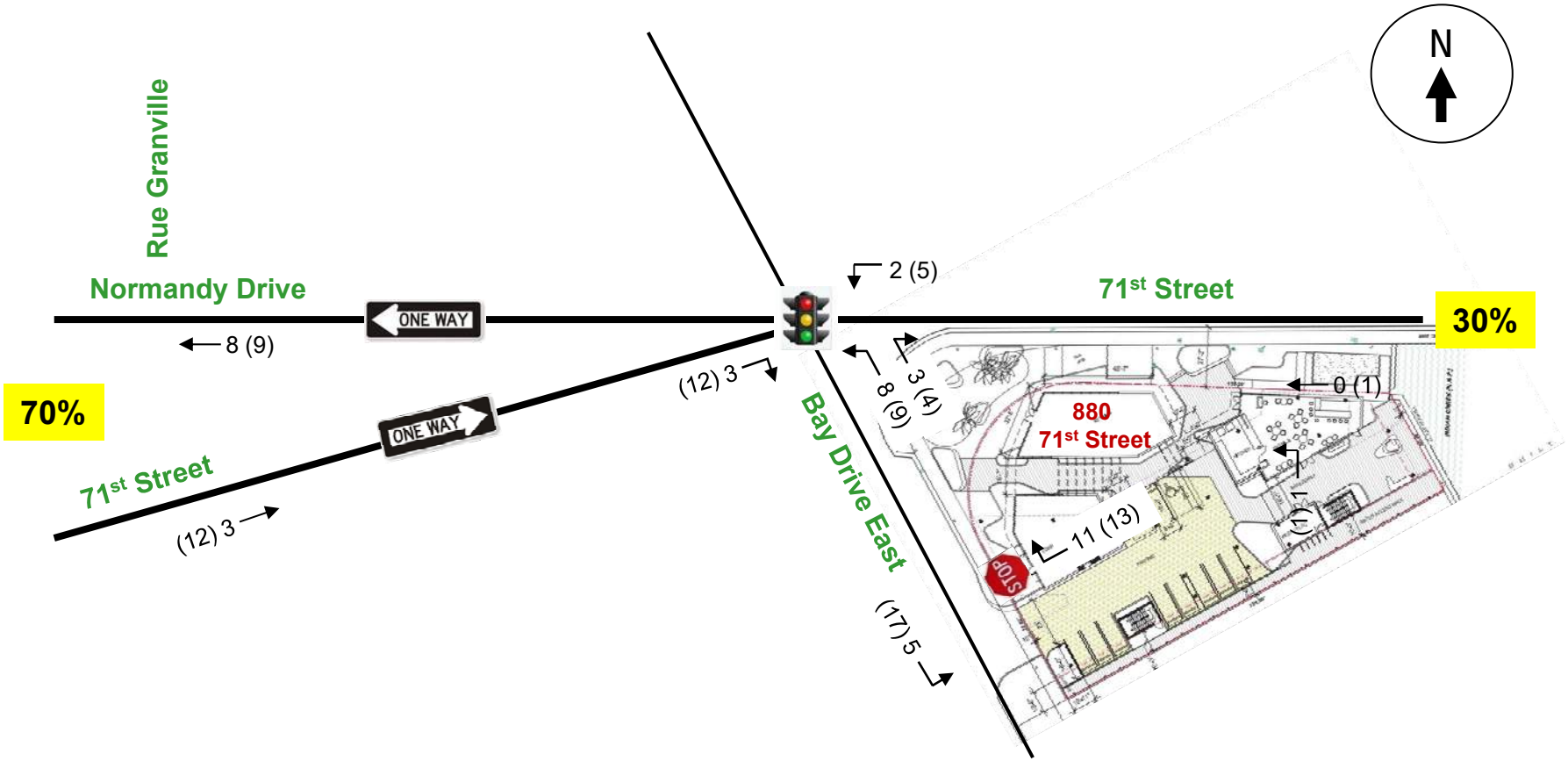


TABLE 1
Trip Generation Summary (Proposed Use)
880 71st Street

Land Use	Size (units)	Daily Trips	AM Peak Hour Total Trips	AM Peak Hour Inbound	AM Peak Hour Outbound	PM Peak Hour Total Trips	PM Peak Hour Inbound	PM Peak Hour Outbound
Multifamily Mid Rise (LUC 221)	36	196	13	3	10	16	10	6
Retail (LUC 880)	3,650	138	3	2	1	14	7	7
External Trips		**334**	**16**	**5**	**11**	**30**	**17**	**13**

Source: ITE Trip Generation Manual (10th Edition)

TRAFTECH ENGINEERING, INC.

Traffic Assignment

FIGURE 1
880 71st Street
Miami Beach, Florida

ATTACHMENT A

Site Plan for 880 71st Street

880

880 71st Street
Miami Beach, FL

DRC Submittal
9.4.20

LIST OF DRAWINGS

	COVER SHEET
PAGE 0	SURVEY AND LOCATION MAP
PAGE 1	ZONING DIAGRAMS
PAGE 2	ZONING DATA SUMMARY
PAGE 2.1	PROGRAM AREAS
PAGE 2.2	FAR AREA CALCULATIONS
PAGE 3	SITE PLAN / FIRST FLOOR PLAN
PAGE 4	SECOND THRU FOURTH FLOOR PLANS
PAGE 5	ROOF PLAN
PAGE 6	CONCEPT BUILDING ELEVATIONS
PAGE 7	CONCEPT BUILDING ELEVATIONS
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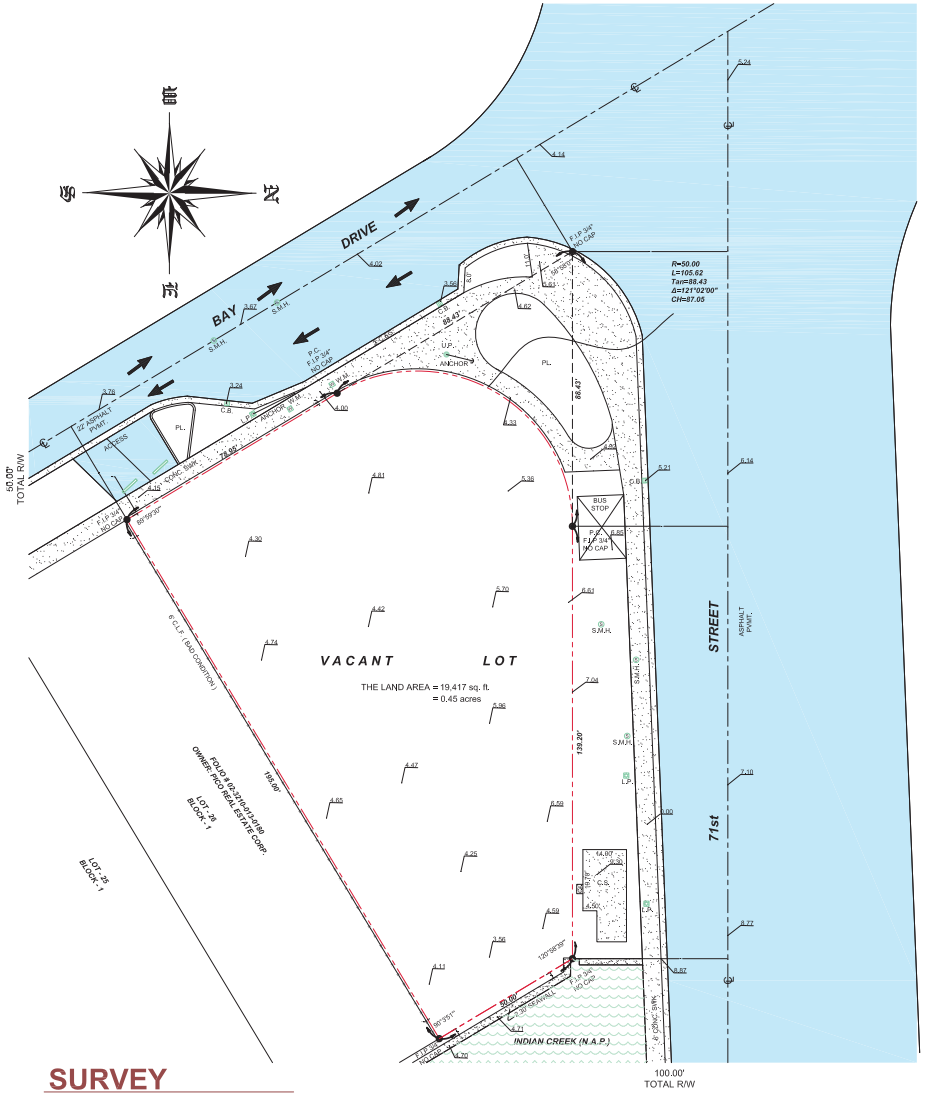
PAGE 9	BUILDING SECTIONS
PAGE 10	CONCEPT RENDERINGS
PAGE 11	CONCEPT RENDERINGS
PAGE 12	LANDSCAPE PLAN
PAGE 13	LANDSCAPE DETAILS

KAHUNAH
PROPERTIES

BUILT FORM
ARCHITECTURE

CONTEXT LOCATION PLAN

Scale: 1"=40'-0"



SURVEY

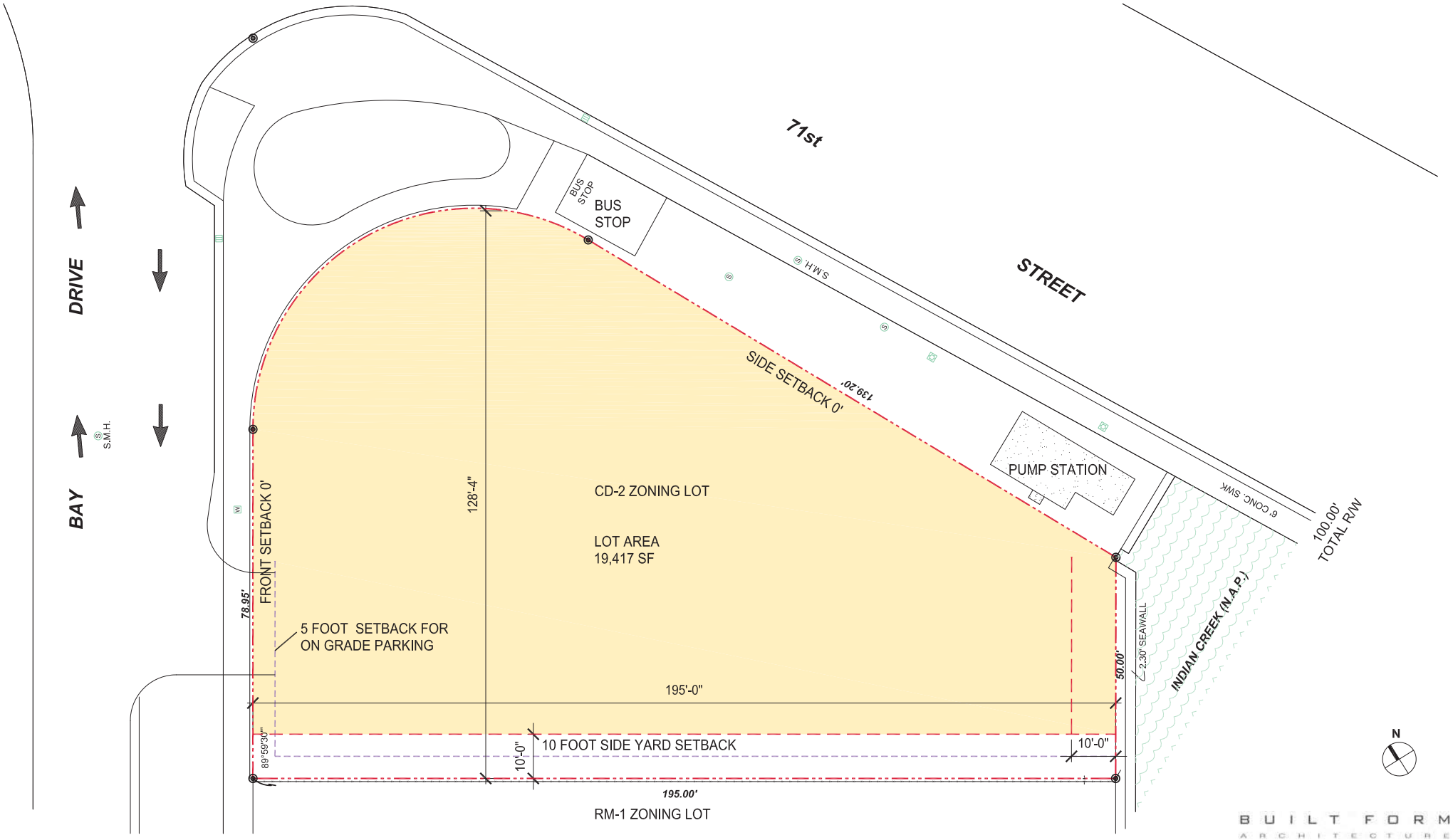
Scale: 1"=40'-0"

BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 0
9.4.20

SITE SURVEY AND MAPS

KAHUNAH PROPERTIES



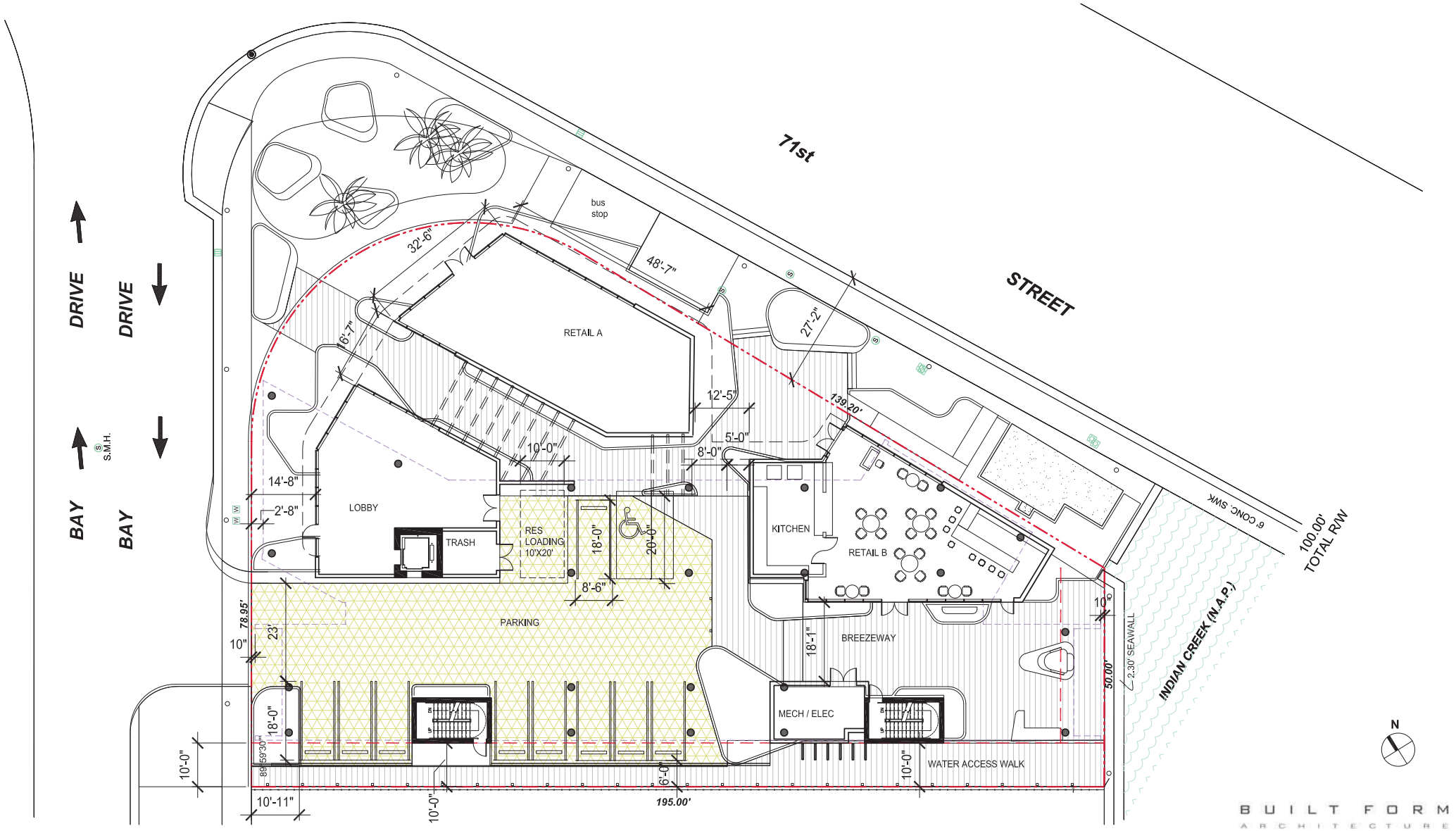
BUILT FORM
ARCHITECTURE

880 71st Street
PAGE 1
9.4.20

SITE ZONING DIAGRAM

Scale: 1"=20'-0"

KAHUNAH PROPERTIES



BUILT FORM
ARCHITECTURE

880 71st Street
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9.4.20

Site Plan / First Floor Plan

Scale: 1"=20'-0"

KAHUNAH PROPERTIES